



## accountsIQ

Cloud Accounting Software for Property  
Management Companies + REITs

ACCOUNTS IQ

## *accountsIQ — the ideal cloud accounting system*

accountsIQ is a cloud accounting system designed and built by accountants to bring vast productivity gains to your company in terms of its accounting and reporting responsibilities.

Our friendly and reliable, implementation and support team have in-depth experience in accountancy for the Property Management sector.

We will help you to navigate the extensive features of accountsIQ and to design and implement a flexible system tailored to your individual needs. Your own dedicated account manager, ensures you get a personal service at all times. AccountsIQ's core focus is on productivity, analysis, consolidation and reporting functionality.

### *Why cloud accounting?*

- > **Access anywhere 24/7 enabling flexible work practices**
- > **Infrastructure management: (no need for full or part-time personnel)**
- > **Particularly suited to multi-location businesses**
- > **Full software and hardware maintenance included**
- > **Private database for each accountsIQ client company (unique to accountsIQ)**
- > **Unlimited storage and computing power**
- > **Safety backups automatically provided hourly & daily**
- > **Extensive security and protection**
- > **Document management and paperless offices**
- > **Ability to control individual user access & permissions**
- > **Support and help desk included**
- > **Automatic updates of application software**
- > **Low fixed monthly cost**
- > **No archive and off-site storage required**
- > **No disaster recovery requirements**
- > **No version/licence issues or costs.**



### *No hidden surprises*

accountsIQ uses the Software as a Service (SaaS) commercial model whereby all operational client services are provided for a single low monthly usage fee.

The infrastructure and service is completely scalable and can be expanded as your charity operation continues to grow. Hosted on SSAE 16 Type II security accredited datacentres, and penetration tested on an annual basis, we can ensure the highest level of security achievable on both public and private networks.

#### **This includes:**

- > **Provision of all the required server processing and storage infrastructure hosted in the highest security Tier IV Datacentres**
- > **All Databases**
- > **Application software and upgrades**
- > **Application support**
- > **Infra-structure management**
- > **Backups**
- > **Security patches**
- > **24/7 operation with access from anywhere in the world and with 99.98% uptime.**

# Real Estate Investment Trusts and Property Management Companies

AccountsIQ has proven to be a very good fit for REIT's/ Property Management Companies with some unique functionality allowing the efficient running of these companies including:

- > **Recurring invoicing for tenants and running costs**
- > **Departmental analysis for cost reporting at property or even unit level**
- > **Profit and Loss reporting by Property**
- > **Inter-company transactions enabling apportionment of costs across several properties**
- > **Business Analytics to help analyse property fund performance and compare versus personalised KPI's**
- > **Consolidation of accounts for different funds (if required).**

REIT's and Property Management Companies often have Special Purpose Vehicles (SPV's) for their main property acquisitions. Whether this is an apartment block or a shopping centre, each will have its own leases with rental revenues coming in from multiple units in the one property.

Our Recurring Invoicing and integration options with Property Management systems (such as Qube or LandMark) allows you to create a Cloud Accounting system that helps you streamline your company. The Consolidation module enables you to get real-time access to consolidated results with drill-down capabilities to view the results of all these SPVs and bring in the central HQ costs, often from a separate management company.

You can allocate and apportion central costs across different properties through our inter-company transaction functionality, whilst recurring invoicing allows weekly/fortnightly/monthly/quarterly/semi-annually and annual invoices to be automatically generated.

The flexibility of accountsIQ, allowing individual Charts of Accounts for different businesses/properties within a group with consolidated results achievable; integration with any type of system and a range of functionality making the system suited to the majority of business sectors, means that the system can be deployed to a wide range of business interests.

Finally, a Tier 1 reporting capability with the use of Analysis Groups and coding, mean that as long as data is captured it can be reported. Our database design of every entity having its own individual database (unique to accountsIQ) means that we offer a great deal of flexibility in personalising the system and reporting. Interactive dashboards, custom reports and excel API's mean that there is an unlimited capability with regards to reporting.

## Clients include:

### Hibernia REIT

- > Hibernia REIT is one of the fastest growing commercial real estate trusts in Ireland with over €700m under management.
- > Previously used Quickbooks for its flexibility but selected accountsIQ for integrity, control and functionality.
- > Key functionality included consolidation of SPV accounts, recurring invoicing, integration and inter-company charges.
- > Integration with Landmark Property Management System and Microsoft Sharepoint (other integrations are possible).

### WK Nolan Real Estate Advisors

- > WK Nowlan is a professional advisory service that offers a wide range of services to the Real Estate Market.
- > accountsIQ provides the flexibility of billing that this multi-faceted company requires.
- > Key functionality includes: recurring invoicing, supplier document management and authorisation workflows.
- > Reporting and project cost control is a key requirement for WK Nowlan.

### LeBruin Private Finance

- > LeBruin Private Finance and Debt advisory service split into 3 subsidiaries providing debt financing at up to 3million, approximately 50million and 100million+.
- > accountsIQ provides LeBruin with the flexibility that complex advisory services billing requires.
- > Key functionality includes: recurring invoicing, fund reporting and audit detail.
- > Reporting and WIP management is a key requirement for LeBruin.

get in touch and join the  
cloud revolution, increasing  
productivity and profitability

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