

# Yardi Module Spotlight:

## Investment Management

Any business with complex investments can benefit from Yardi's powerful Investment Management (IM) module. By taking complex accounting tasks out of Excel and automating them, the IM module streamlines processes and reduces the risk of error. More importantly, it helps managers make better decisions for superior performance and improved returns.

Investment managers in many industries can benefit from the IM module's capabilities: REITS, private equity funds, debt funds, holdcos, pension funds, life insurance companies, fund administrators, and more. In this 33Floors Yardi Module Spotlight we examine how the IM module supercharges Yardi throughout the investment lifecycle.

### What the Investment Management Module Does

While the core Yardi platform performs solidly from an accounting perspective, the addition of the IM module adds a suite of streamlined, potent tools for portfolio managers, accounting professionals, and executives to optimize strategic and return focused reporting.

The IM module can radically improve the efficiency of accounting processes. Through customizable automation and native data processing, the module liberates firms from labor-intensive manual spreadsheets. Accuracy is ensured through real-time integration with the customer's Yardi database and protocols for protecting critical records from mistakes.

The IM module has three key functions: consolidations, capital management, and investor reporting.

#### » Consolidations.

Many Yardi customers still rely on a manual, columnar accounting approach to complete their periodic consolidations. Manually migrating data from Yardi into a spreadsheet platform can be slow and prone to costly errors. Yardi's Investment Management module replaces the spreadsheet routine with a powerful suite of tools.

The IM module is continuously updated with data from the customer's existing Yardi database. Its rule-based approach can be tailored to any level of granularity and can simultaneously handle multiple accounting methods. Complex relationships between portfolio entities can be built into the system, automating otherwise complicated manual procedures.

#### » Capital management.

Today's investment firms need tools to accurately track cashflows, manage capital calls, and produce reliable records. Yardi designed the IM module to handle sophisticated structures, including every type of legal entity and ownership arrangement.

The IM module's capital management functions offer numerous advantages for greater efficiency, accuracy, and investor reporting. They include capital calls based on each portfolio entity's real-time asset data, complete integration and automation of contract mechanics like preferred return and waterfall calculations, management of changes to ownership and investor commitments, and multi-currency capabilities.

## » Investor reporting.

The IM module adds significant depth to Yardi's flexible reporting capabilities. Using IM, routine investor reports can be ready in minutes rather than hours, and with substantially greater accuracy than a manual process provides. Customized templates can be created to provide investors with the information they require in their preferred format.

Managers and investors love the IM module's reporting tools designed for investment professionals. Calculate performance returns (time-weighted IRRs, cash-on-cash, portfolio returns, etc.) and generate presentation-quality reports in Excel or Word formats for delivery to investors.

## Implementing the Yardi Investment Management Module

Yardi's IM module is a powerhouse, but adopting a new platform for a business's mission-critical accounting processes can be intimidating. 33Floors provides clients with the comprehensive support they need to ensure a smooth and successful transition from their existing accounting approach to confident reliance on the IM module.

Every implementation of the IM module is different. Some clients want to adopt the module as part of switching to Yardi for the first time. Many others already use Yardi and want to get more from the platform. Whether the IM module is adopted at the same time as the rest of Yardi or phased in over an existing database, the 33Floors process is the same:

- » In the requirements/discovery phase we work closely with the client team to review their existing practices and identify the features the client needs from the IM module.
- » In the design and build phase our Yardi experts work with the client to fine-tune the IM module and then configure the database to provide the functionality and user experience the client needs to meet its current and future business needs. We also provide our data conversion expertise to assist with any data migration from the client's source system to Yardi.
- » During the testing phase, 33Floors partners with the client's in-house team to craft a plan including test objectives and test scripts to ensure that the IM design and functionality meets requirements and integrates with the client's broader Yardi platform and other systems.
- » Once the software is running well, 33Floors assists the client through the adoption phase including documentation, training employees, collecting feedback, fine-tuning the install and providing hypercare.

## 33Floors enhances the Yardi experience

33Floors is a certified Yardi consulting firm with some of the most experienced Yardi professionals in the industry. We combine technical know-how with a deep understanding of business. Our IM module implementations reflect our understanding of what investment managers need to succeed. If you are exploring Yardi Investment Management for your organization, give 33Floors a call to learn more.

### Superior analysis leads to superior results

Streamlined processes are a great benefit of the IM module, but for many Yardi customers the module's real value lies in its role as an analytical tool. The module allows customers to implement their investor strategies more quickly, based on investor analytics managers can use to ensure their stakeholders see better results. With the IM module, customers make better decisions, driving returns and growing revenues.