**Ram Kumar Zoom Meeting revisions:**

**UI IS CHANGED**
WE NEED TO MAKE A UI GOOGLE KINDA A LOOK A MORE CLEAN AND SIMPLE

**Landlord Portal:-**

- there were a lot more features that were on the previous portal they were missing.
- The dashboard should open as it was previously opened having all the property that the landlord owns.
- On the new portal where you'll be putting all the features that were previously on the business management
- invoice - expense - maintainer - maintenance request. custom reports 1099 forms etc



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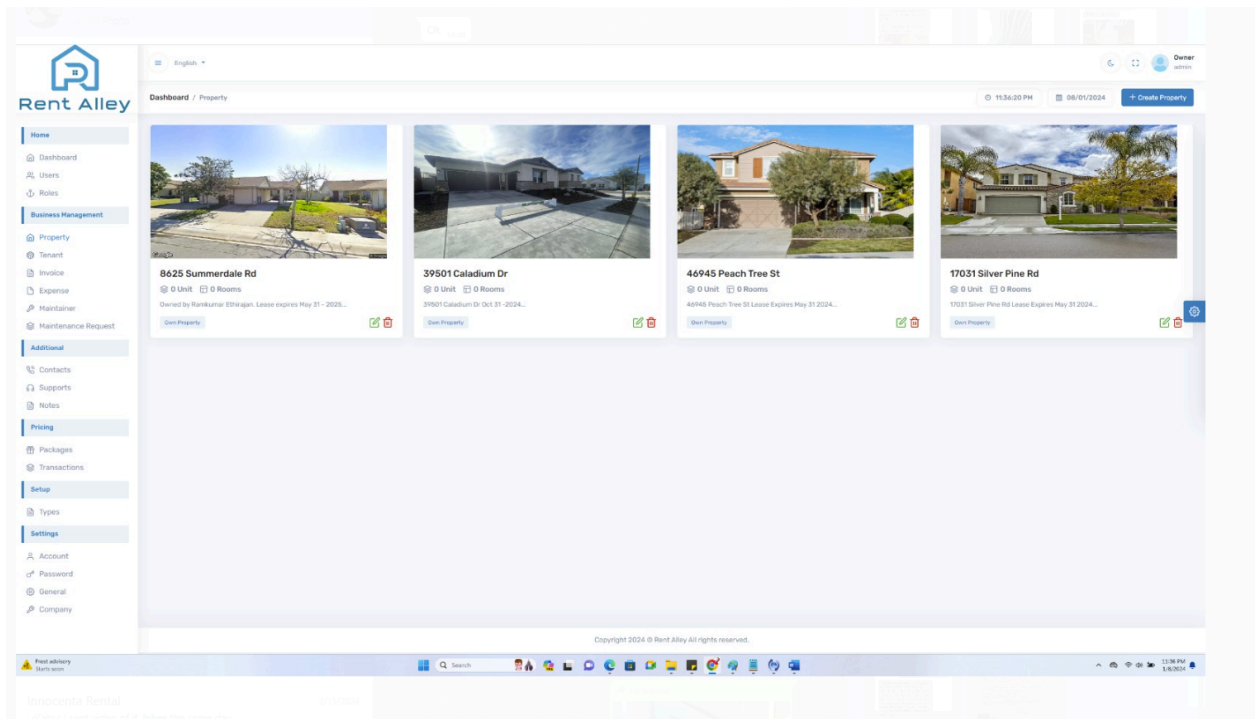
**Property Management Portal:-**

- DATA ABOUT THE RENTAL PROPERTY
- HE WANTS A TABLE FOR EACH PROPERTY SOMETHING AS HE ATTACHED TO THE PDF ( RENTSCORE ) SKIP THE PURCHASE THING AND JUST FOCUS ON THE DATA REGARDING THE RENT.
- When RENTA WAS COLLECTED - PAYMENT - ROI
- LANDLORDS CAN DO PROPERTY MANAGEMENT AS WELL FOR THEIR OWN PROPERTY
- LANDLORDS CAN USE THIS TOOL TO BECOME THE PROPERTY MANAGER

- PROPERTY MANAGERS CAN BUY THIS TOOL FROM RAM KUMAR AND PROPERTY MANAGERS CAN REACH OUT TO THOSE OWNERS WHO DON'T WANT TO GO THE PROPERTY MANAGER THEY CAN USE THIS TOOL INSTEAD.

**Start from here: Property Manager Portal**
- DASHBOARD SHOULD BE OPEN WITH HOMES. HOME/PROPERTY SHOULD BE THE USP OF THIS PORTAL.
- ONCE I CLICK THE PROPERTY I CAN BE ABLE TO SEE WHO OWNS WHO RENTS THAT PROPERTY
- USE THE PROPER PROPERTY DATA WHEN YOU'RE PRESENTING IT.
- PHONE NUMBER SHOULDN'T ALLOWED JUST 3 NUMBER
- STATE AND CITY SHOULD BE IN A CHOOSABLE FORMAT
- HE CAN MANAGE MULTIPLE PORTFOLIOS
- IF RAM IS A PROPERTY MANAGER AND ZACK AND MIKE ARE THE OWNERS ZACK HAS 10 PROPERTIES AND MIKE HAS 8 PROPERTIES. RAM CAN HAVE THE ABILITY TO BE ABLE TO SEE PROPERTIES OWNED BY ZACK AND THEIR DETAILS IN ONE PORTFOLIO FOR ZACK AND ALSO HE CAN BE ABLE TO SEE DETAILS REGARDING THE PROPERTY OWNED BY MIKE IN MIKE'S PORTFOLIO TO AVOID MIXUP.
- ADDING TO IT HE HAS A CONDOMINIUM THAT HAS 100 UNITS THIS FEATURE WILL GIVE HIM THE ACCESS TO GENERATE REPORTS FOR THE WHOLE CONDOMIUM ITSELF OR IF WE WANTED TO GENERATE A REPORT FOR ONLY ONE PARTICULAR UNIT HE CAN DO THAT AS WELL.
- THINK FROM AN OWNER'S PERSPECTIVE
- THE RENT ANALYSIS ( RENT SCORE )
- https://rentscore.ai/

**7449 Canyon Peak Ln, San Diego, CA 92126**
3 beds | 2 baths | 1,396 sqft

Insights  Share  Save  PDF

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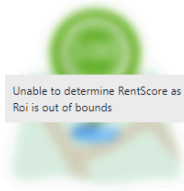
Unable to determine RentScore as Roi is out of bounds

Monthly Cash Flow $1,837
Monthly Rent $5,200
Cash Purchase
Monthly Expenses $3,363
Purchase Price $654,300

NOI $50,163
Cap Rate 7.67%
ROI Year 1 13.48%
Cash Needed $163,575
Price-to-Rent-Ratio 10.49
Debt Coverage Ratio 1.84
Expense as % of Income 20.97%
Depreciation $23,793
Monthly Loan Payment $2,273

Cash-on-Cash Return 19.14%

Property Taxes $8,421
Insurance $1,696
HOA (Monthly) $0

| Income | $5,200 Monthly Income | | Price | $654,300 Purchase Price |
| Expenses | $1,090 Monthly Expenses | | Financing | $2,273 Monthly Loan Payment |

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-  SO HE WANTS THE REPORT SOMETHING RELATED TO RENT SCORE Monthly Cash Flow Monthly Rent Monthly Expenses ROI
- RETURN ON INVESTMENT FOR THE OWNER IS THIS MUCH
- CLICK ON i AND YOU'LL FIND HOW EVERYTHING IS CALCULATED
- REPORTS SEC WILL HAVE 1099 FROM - DOCS RELATED - RENT ANALYSIS. OWNERS LOGINS AS WELL
- CREATE A FEATURE CALLED REPORT
- WHEN WE ARE ADDING AN ADDRESS IT CAN FILL AUTOMATICALLY IF IT'S NOT THERE THEY CAN FILL IT MANUALLY
- WHERE WE HAVE ADDED A PROPERTY PROP MANAGER AND THE LANDLORD CAN ONLY ADD THIS
- ON THE TOP THERE HAS TO BE A SEARCH BAR THEY SEARCH THE ADDRESS AND THE FORM WILL AUTOMATICALLY FILL IN THE REST OF THE INFO REGARDING THE PROPERTY.

**TENANT PART**

- UI NEEDS TO BE CHANGED USER NAME SHOULD BE THE EMAIL THE DEFAULT PASSWORD SHOULD BE SET BY THE PROPERTY MANAGER
- THAT SHOULD BE SET HERE SEPARATELY
- THE PROPERTY MANAGER CAN HAVE THE RIGHT TO RESET THE PASSWORD IF NEEDED OR ALSO DISABLE OR ENABLE THE LOGIN

- **LEASE PART**

- PRO-RATED FIRST MONTH RENT ( IT CAN CALCULATE ON ITS OWN )
- A REMINDER SHOULD BE SENT A WEEK BEFORE TO EVERY RENTER AND BEFORE 3 DAYS ALERT HIM
- OPTION TO SAVE
- GENERATE LEASE DOCUMENT FOR REVIEW AND SEND IT FOR SIGN SO PEOPLE CAN SIGN
- ISSUE REPORTING
- MAINTENANCE REQUEST SHOULD BE THE ONE
- IF I WANT A MAINTENANCE GUY TO BE LINKED TO ONLY ONE PORTFOLIO WHERE IS THAT FEATURE
- HE WILL SEE ALL THE REQS ASSOCIATED WITH HIS PROPERTY HE CAN SEE IF THE REQUEST IS APPROVED BY THE OWNER OR THE PROPERTY MANAGER
- MAINTENANCE REQUEST:
- I SHOULD BE ABLE TO SEE PER PROPERTY OR PORTFOLIO HE CAN GET ACCESS TO THE ONE PROPERTY REQ AS WELL AND HE CAN SELECT OR SEE MULTIPLE PROPERTY REQ ( THERE ARE THE FILTERS)
- REPORTS - DOCS - ANALYSIS - 1099 FORMS FOR EACH OWNER OR EACH PROPERTY ARE MISSING

**TENANT PORTAL:-**

- WHERE IS THE MAINTENANCE REQUEST FEATURE MISSING
- ISSUES -  REPORT ISSUE - MAINTENANCE - COMPLAINTS
- ADD NEW ISSUE - EXISTING ISSUE - AND ON THEIR SCREEN HE CAN SEE THE UPDATE ON THE MAINTENANCE
- THE PORTAL SHOULD BE OPEN WITH THE PROPERTY
- SMALL SMALL WIDGETS ALL THE RENT PAID - ALL THE MAINTENANCE -
- HOME WIDGET
- WHEN HE OPENS HE CAN SEE A WIDGET THAT SAYS PAID OR UNPAID
- HE IS SHOCKED THAT THIS ONE IS MISSING SO MANY FEATURES PREVIOUS ONE IS A LOT BETTER.

**COMPLAINTS:**
- IMAGE IS THE MOST IMPORTANT THING