

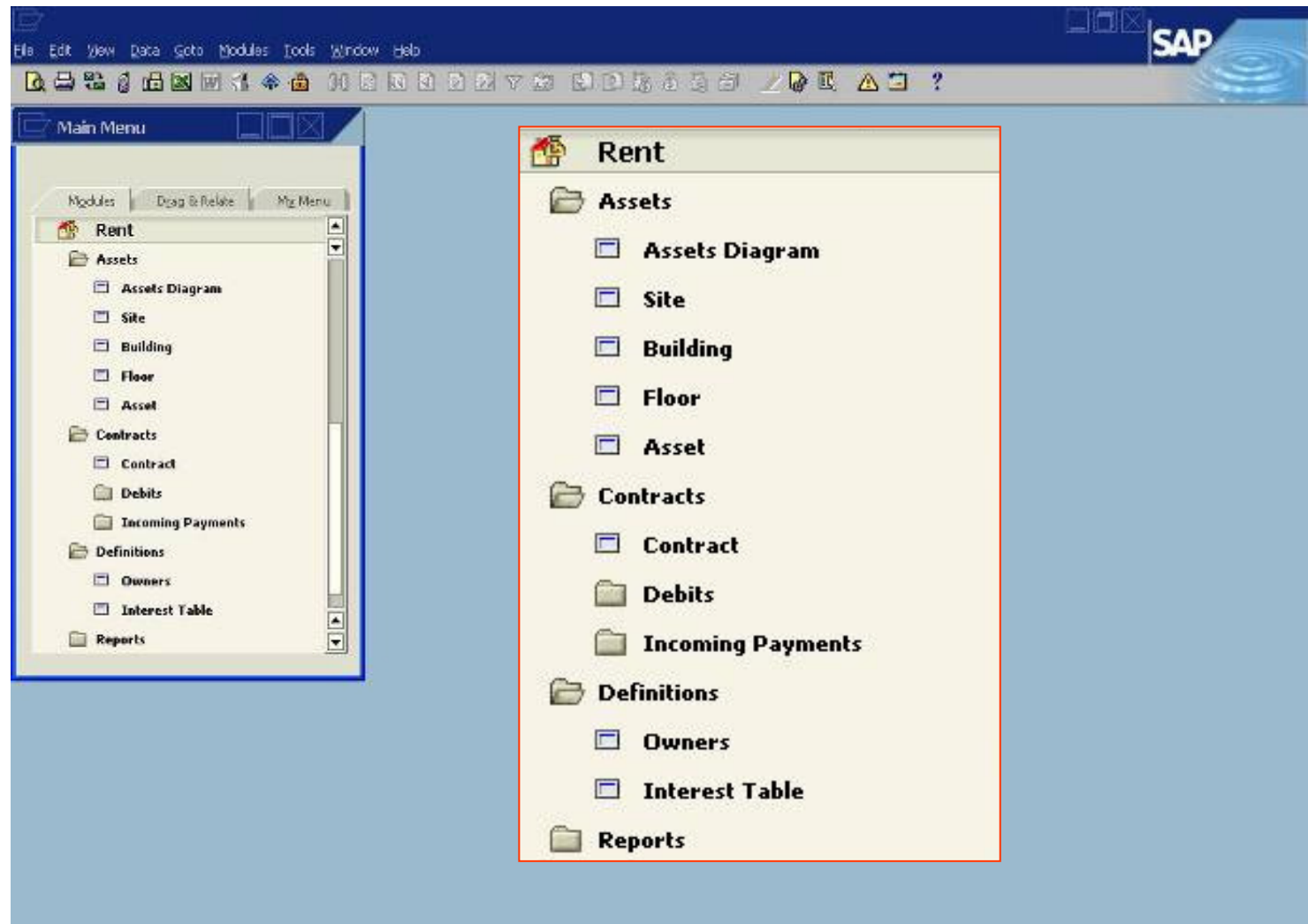
Rents Management on SAP Business One



Rents management folders



The Rents management system is fully implemented onto SAP Business One for user interface consistence and integration with the various ERP modules



Graphic display



A graphic display gives a quick view of the occupied and vacant assets, with an option to enter the data cards directly from the graphic display

The screenshot shows the 'Asset Diagram' window in SAP. On the left, a tree view shows 'Shopping Center' expanded to 'Building A1', which contains 'Offices'. The main area displays a 3D model of a building with a red roof and green facade. To the right of the model is a table titled 'GROUND FLO' with columns for 'Rooms', 'Price', 'Area', and 'Description'. The table lists six rows of data. A legend in the top right corner indicates that green boxes represent 'Empty' assets, orange boxes represent 'Partial occupied' assets, and white boxes represent 'Occupied' assets. A 'Cancel' button is visible at the bottom left of the window.

Rooms	Price	Area	Description
3	1000000	56	OFFICE
3	8000	87	STORE
6	0	0	SUPERMARKI
5	0	0	APARTMENT1
0	0	0	APARTMENT2
0	0	0	APARTMENT3

Setting the assets for rent



The assets for rent are divided into four different levels

The screenshot shows the SAP Asset Management interface. On the left, the 'Main Menu' is visible with a tree structure under 'Assets' containing 'Assets Diagram', 'Site', 'Building', 'Floor', and 'Asset'. The 'Site' window is open, showing details for a 'Shopping Center' with address 'Hamarpe' and zip code '42513'. Below the details is a table of buildings:

#	Code	Name	Type	Status	Address	Number	Zip Code	T
1		Building A1	Commercial	Active	Hamarpe	6	42513	
2		Offices	Office	Active	Hashomer	2	96542	

A callout box highlights the four levels of assets: Site, Building, Floor, and Asset.

Default settings



Contracts associated with the site can be specified by debit modes, minimal index limits and payment arrear interests

The screenshot shows the 'Site' configuration dialog box in SAP. The 'Contracts' tab is selected, and the 'General' sub-tab is active. The 'Debit Mode' is set to 'Invoices'. The 'Linkage' section shows 'Calculation mode' as 'Known' and 'Index' as 'Consumer Price'. The 'Interest' section shows 'Interest Rates' as 'Hapoalim Bank Ir' and 'Commence Arrear Interest From Payment Date' as 4. The 'Index Days From Contract Signature' is set to 11. Red arrows point from the text on the left to the 'Debit Mode' and 'Interest Rates' fields.

Field	Value
Code	1
Name	Shopping Center
Type	SHOPPING CENTER
Remarks	1 2
Address	Hamarpe
Number	6
Zip Code	42513
Territory	
Active	<input checked="" type="checkbox"/>
Bank Account For Bank Clearinghouse	
Debit Mode	Invoices
Automatic Numeration	<input checked="" type="checkbox"/>
Next Number	2
System Project	Project 0000 Builc
Calculation mode	Known
Index	Consumer Price
Minimal Contract Index	<input checked="" type="checkbox"/>
Linking Arrears Amount	<input checked="" type="checkbox"/>
Index Days From Contract Signature	11
Interest Rates	Hapoalim Bank Ir
Commence Arrear Interests From Contract S	5
Commence Arrear Interest From Payment Date	4
Compound Frequency Feature	Monthly
Compound Months Interval	3

Building's area monitoring screen



The building's area can be monitored according to the defined areas, in comparison to the actual customized assets

Building

Site	1	Shopping Center	Floors	10
Code	1		Address	Hamarpe
Name	Building A1		Number	6
Type	Commercial		Zip Code	42513
Status	Active		Territory	
Building Date	20/01/80		Remarks	None

Floor Area Property Evaluations Insurance Property Registration Debits Contracts Activities Files

Area Type	Defined	Assets Sum	Difference
Area Bruto	50,000.000	303.00	49,697.00
Area Neto	30,000.000	805.00	29,195.00
Area Debit	300,000.000	503.00	299,497.00
Assets Quantity	150.000	104.00	46.00

Update Cancel

Floor card



The floor card provides a quick view of the related assets, areas, contracts, activities and files

The screenshot shows the SAP Floor card interface. The top section contains metadata for the floor, including Site (Shopping Center), Building (Building A1), Code (First Floor), and Name (First Floor). It also displays Type (Office Floor), Price Per Sq.m (50.000), Currency (US Dollar), and Remarks.

Below the metadata is a navigation bar with tabs for Assets, Area, Property Evaluations, Insurance, Property Registrations, Contracts, Activities, and Files. The Assets tab is selected, showing a table of related assets.

#	Code	Name	Type	Status	Attribute	Address	Number	Zip	Territory
➔	1	Zone 1	Store	Rented	A	Hamarpe	6	42513	➔
➔	2	Zone 2	Office	Rented	B	Hamarpe	6	42513	➔

At the bottom of the interface are buttons for OK, Cancel, and New...

Floor's area monitoring screen



The floor's area can be monitored according to the defined areas, in comparison to the actual customized assets

Floor

Site	1	Shopping Center	Type	Office Floor
Building	1	Building A1	Price Per Sq.m	50.000
Code	First Floor		Currency	US Dollar
Name	First Floor		Remarks	

Assets Area Property Evaluations Insurance Property Registrations Contracts Activities Files

Area Type	Defined	Assets Sum	Difference
Area Bruto	9,000.000	303.00	8,697.00
Area Neto	7,500.000	205.00	7,295.00
Area Debit	6,000.000	103.00	5,897.00
Assets Quantity	205.000	104.00	101.00

Update Cancel

Asset modifications



The assets can be modified by area, type etc. along with recordings on changes that have been made to the asset, meter readings and a list of past and present contracts associated to the asset

#	Date	Valuer	Sum	Currency	Index	Base Month	Base Year	Base Value	Remarks
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Assigning an asset to a contract



The desired assets can be assigned to every contract

The screenshot shows the SAP 'Contract' window. The 'Assets' tab is selected, displaying a table with columns: #, Main Asset, Building, Building Name, Floor, Floor Name, Asset, and Asset Name. The first row is selected, showing a checked 'Main Asset' box, 'Building 1', 'Building A1', 'First Floor', and 'Zone 1'. A red arrow points from the text on the left to the 'Assets' tab.

#	Main Asset	Building	Building Name	Floor	Floor Name	Asset	Asset Name
	<input checked="" type="checkbox"/>	➔ 1	Building A1	➔ First	First Floor	➔ 1	Zone 1



Assets One - Your Very First Asset



Contract terms



The contract can be customized through a variety of payment rules, linkages and accounts

The screenshot shows the SAP 'Term' dialog box. The 'General' tab is active, displaying contract details and payment rules. The 'Account' field is highlighted with a red box, indicating it is the focus of the customization.

Field	Value
Site	1 Shopping Cente
Client	
Client Name	
Contract	1
Account	1000
Account Name	
From Date	26/01/10
To Date	15/01/13
Frequency	1
Item	1E/S
Item Name	
Price List	
Currency	US Dollar
Quantity	1.000
Coefficient	1.000
Unit Price	100.00
Monthly Sum (Without Vat)	100.00
Payment Day	
Forward \ Backward	Backward
Debit Type	
Area Bruto	303.00
Remarks	
Document Remarks	
Document Currency	

Renewal options



The contract's renewal date is automatically derived from the contract's expiration date

The screenshot shows the SAP 'Contract' window with the 'Renewal Options' tab selected. The 'Dates' section is highlighted with a red box, showing the 'Expiry Date' as 27/01/16. A red arrow points from the text on the left to the 'From Date' field in the table below.

#	From Date	To Date	Months	Amount	Type	Activated	Option Owner	Advanced Notice Reminder
	28/01/16	27/01/21	60	0.000		<input type="checkbox"/>	Lessee	



Assets One - Your Very First Asset



Revenue offset charges



Revenue offset charges, relative to the regular rental fee

The image shows two SAP windows. The top window is titled 'Contract' and shows details for a contract at 'Shopping Center'. The bottom window is titled 'Gradation Date' and shows a table of gradations.

Contract Window Details:

- Site: 1 Shopping Center
- Expense:
- Client: [Empty]
- Client Name: [Empty]
- Code: [Empty]
- Description: Shopping Center Contract
- Type: Sale
- Status: Option
- Attribute: Sale
- Trademark: Preliminary
- State: [Empty]
- State Date: [Empty]
- Payment Mode: [Empty]
- Debit Notice: Invoices
- Dates:
 - Date of Registration: 07/01/10
 - Date of Signature: 07/01/10
 - Start Date: 25/01/10
 - Expiry Date: 27/01/16
 - Start of Renewal Option: [Empty]
 - Expiry of Renewal Option: [Empty]
 - Planned Date of Occupation: 11/01/12
 - Actual Date of Occupation: [Empty]
- Remarks: Check Details

Gradation Date Window Details:

- Site: 1 Shopping Center
- Contract: 1
- Client: [Empty]
- Client Name: [Empty]
- From Date: 01/01/10
- Currency: US Dollar
- Department: [Empty]

Gradations Table:

#	Department	To Sum	To Quantity	Unit Price	Percent
		5,555.000			10.000
		9,876.000			5.000