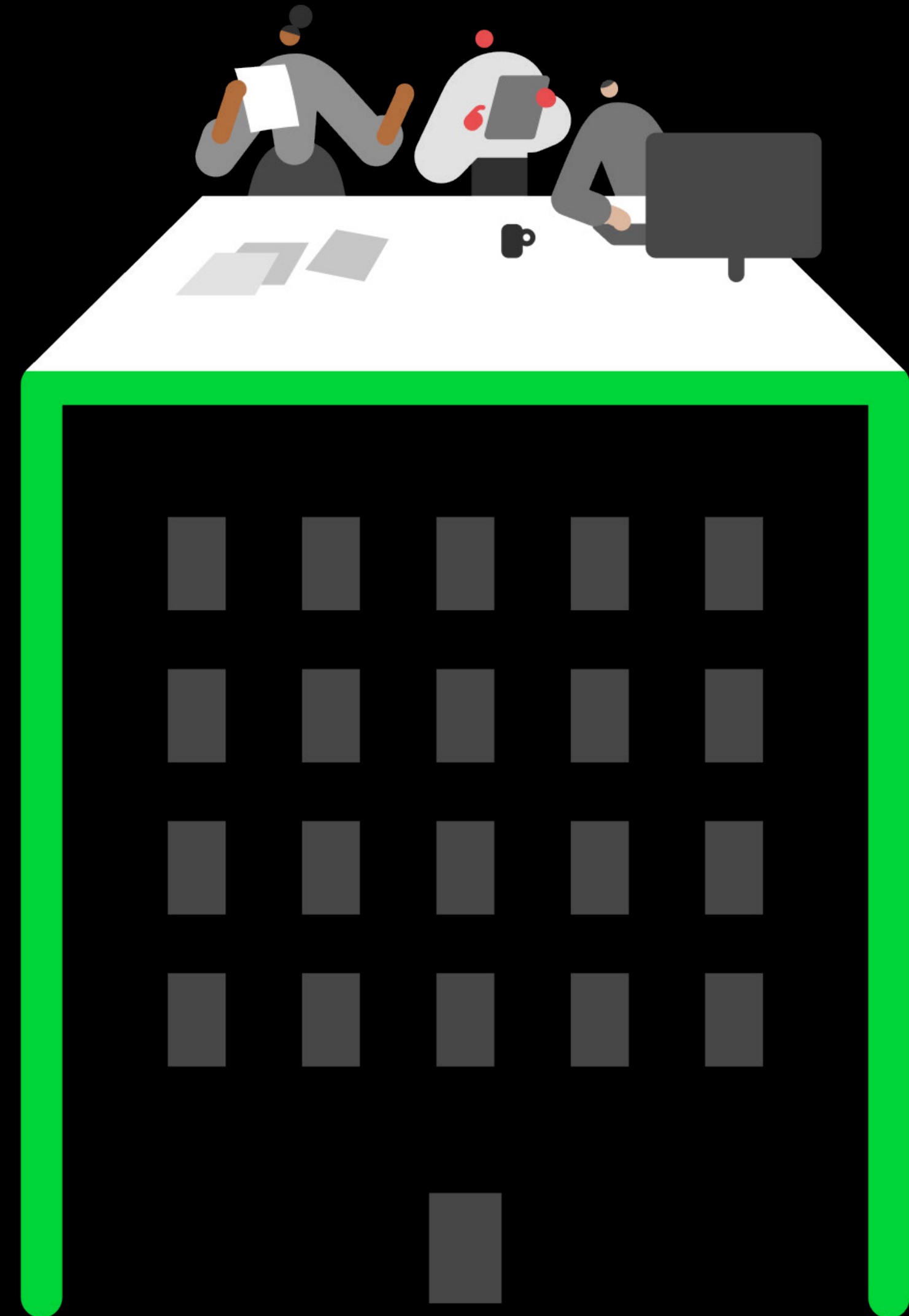


E-book

# Top 5 Reasons to Migrate from Sage 300 Construction and Real Estate to Sage Intacct Real Estate



Sage

# Introduction

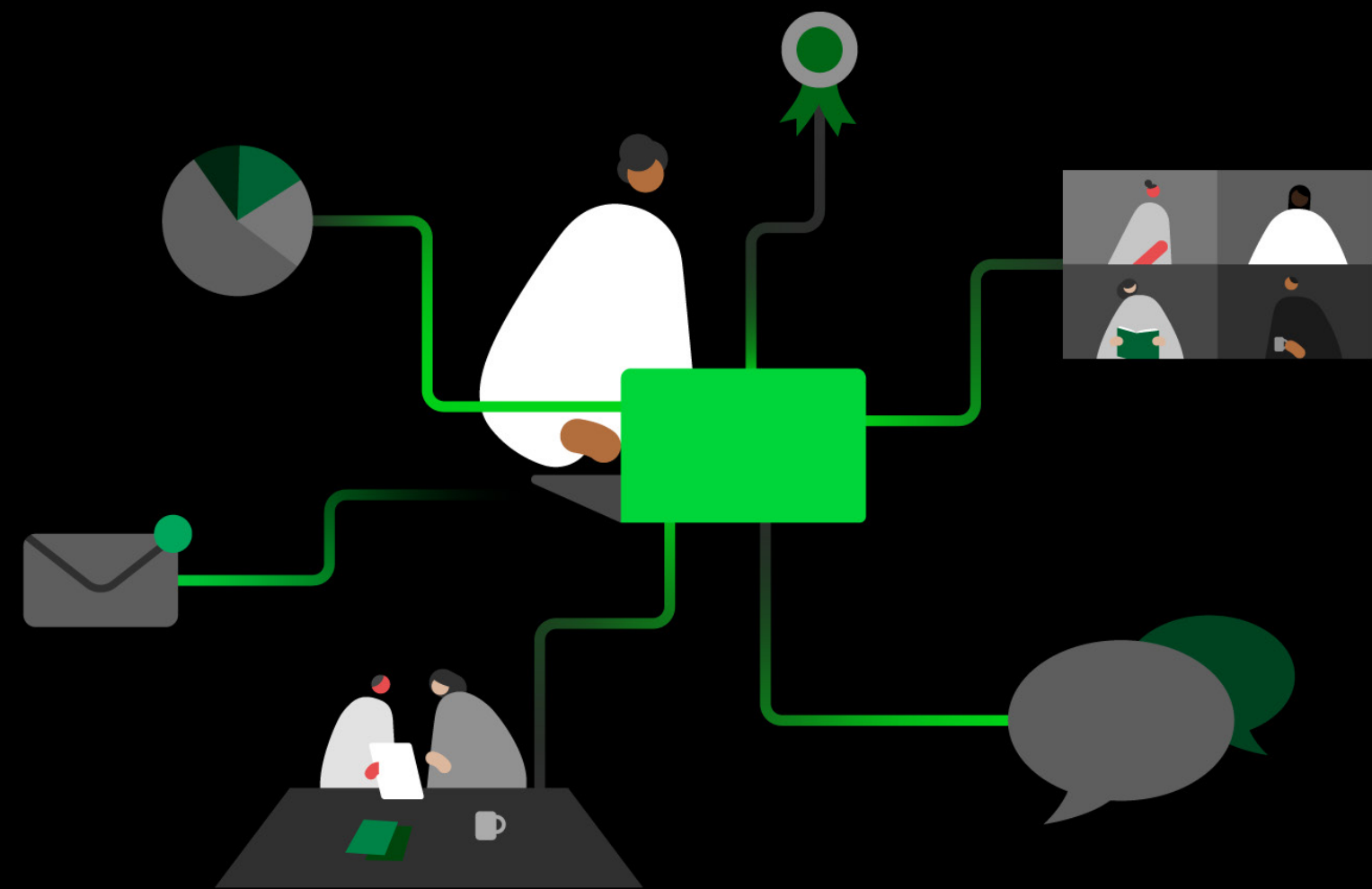
The demands of real estate management are growing more complex as portfolios expand, tenants expect more, and compliance becomes increasingly stringent. For years, Sage 300 Construction and Real Estate (300 CRE) has been a trusted industry standard—especially for property management functionality. However, users might feel that its on-premises system can lack the flexibility and real-time capabilities of modern solutions.

**Enter Sage Intacct Real Estate—a cloud-native platform purpose-built for real estate organizations that need enhanced scalability, automation, and real-time visibility.**

From intuitive dashboards and automated lease accounting to seamless multi-entity management, Sage Intacct Real Estate helps property management teams work smarter, faster, and more strategically

In this e-book, you'll discover the top five reasons why companies using Sage 300 CRE for property management should make the switch to Sage Intacct Real Estate.

# 1. Work smarter with a cloud-native platform



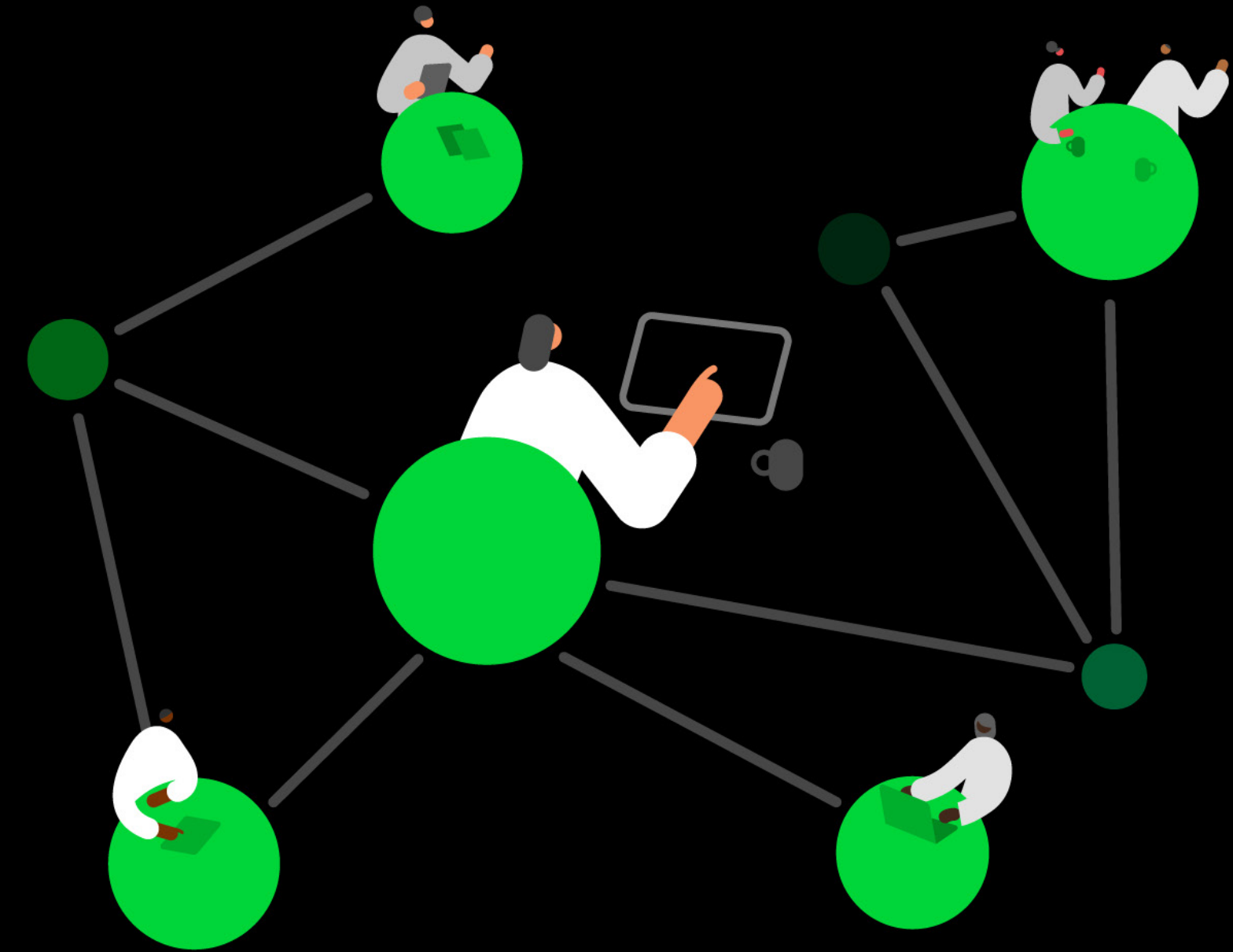
Sage 300 CRE runs on a traditional on-premises architecture that requires IT overhead, hardware upkeep, and complex upgrade cycles. In contrast, Sage Intacct Real Estate is built for the cloud — with anytime, anywhere access, automatic updates, and top-tier data security.

**“I would say without question, hours every single day are now productive because we are not waiting on the server-based system. It’s a night and day difference; I was shocked.”**

**-John Jenkins, CFO, Retail Property Group**

## Here are just a few of the ways that life in the cloud is better:

- Field and corporate teams collaborate on the same live data from any location.
- Automatic quarterly upgrades mean your system is always up to date — no IT intervention required.
- Continuous innovation with new real estate features added every quarter — recent enhancements have included the ability to automate lease renewals en masse, create the full revenue budget for properties, and expense caps for recoveries at the expense pool level.
- Enterprise-grade security and disaster recovery protocols protect your financial and tenant data.
- Native integration with modern tools like Salesforce, Procore, and document management platforms reduces redundant data entry and manual errors.
- Remote access from any device lets your team manage leases, view financials, and approve payments from the field or office.



## 2. Gain real-time insights into your portfolio



With Sage Intacct Real Estate, your team can ditch spreadsheets and fragmented reports. Instead, leverage real-time dashboards and customizable reporting to monitor performance across properties, regions, tenants, and time periods.

### Key reporting and visibility features include:

- 150+ prebuilt reports, plus a drag-and-drop custom report builder.
- Role-based dashboards for property managers, finance teams, and executives.
- Real-time metrics on occupancy, rent rolls, delinquency, and operating expenses.
- One-click drill-down from portfolio-level overviews to unit-specific details.
- Seamless consolidation of data across entities for a unified view.
- Integrated budgeting and forecasting tools that leverage historical data for more accurate planning.
- Collaborative budgeting features that eliminate spreadsheet chaos and version control headaches.

# 3. Simplify complex multi-entity management

Managing multiple properties or entities in Sage 300 CRE often requires manual workarounds and separate databases, making intercompany transactions and consolidated reporting painful.

## **Sage Intacct changes the game:**

- Automates complex lease billing, management fees, and allocations.
- Supports centralized or decentralized AP/AR processes.
- Creates real-time consolidated financials — no spreadsheet gymnastics required.
- Enables shared charts of accounts, vendors, and workflows across entities.

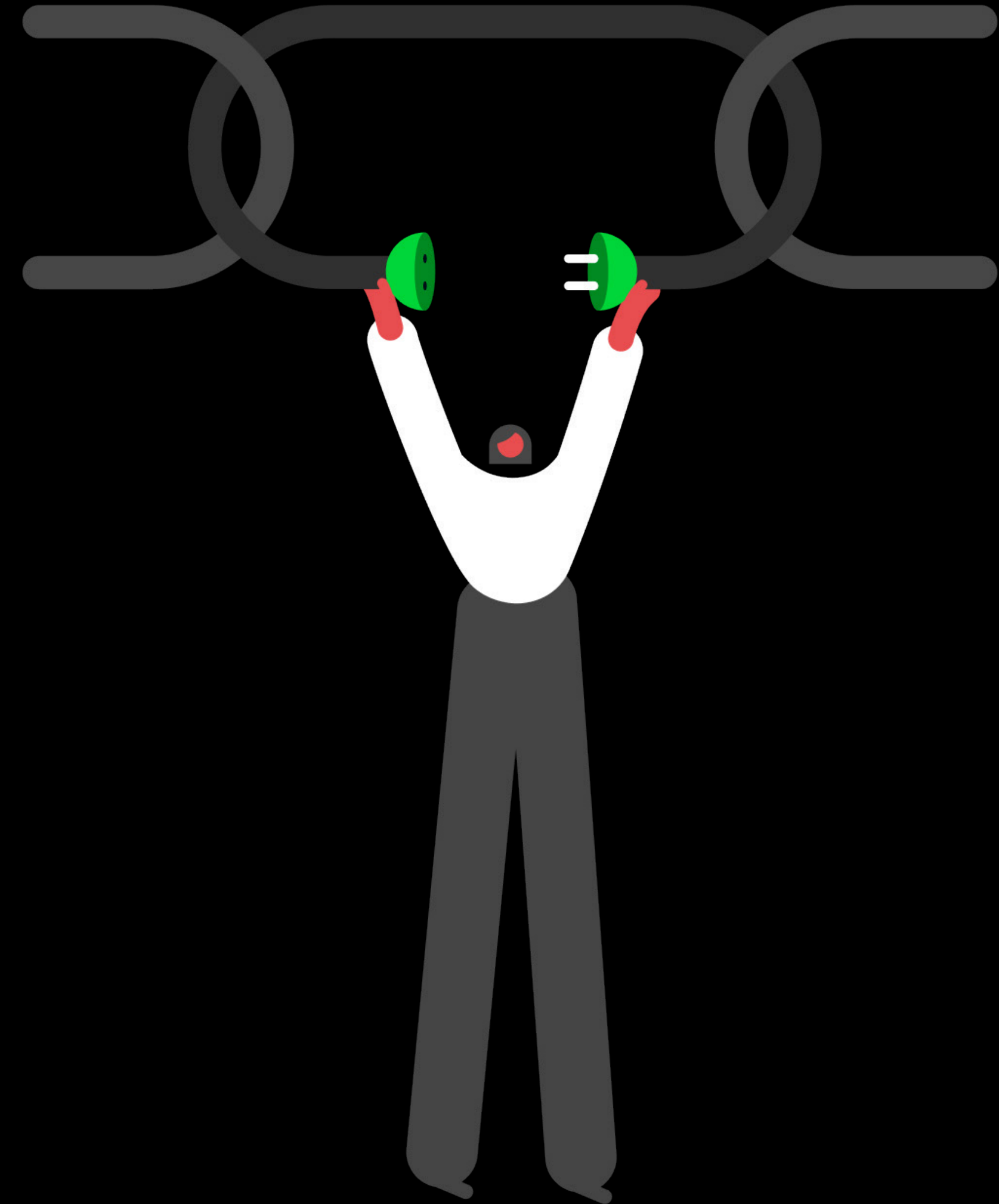
**“We built a consolidated financial statement for all of our entities that we can now pull out of the system, which saved a week of time for one of our controllers.”**

**-Steven Ewaskiw, VP Finance, Cantiro**

# 4. Integrated lease management – data conversion

Sage Intacct Real Estate takes a lease-centric, finance-integrated approach to lease management—linking every lease directly to accounting, automating billing and recoveries, and providing real-time visibility into performance across tenants, units, and properties.

**We can even seamlessly migrate your existing data into the new system, getting you up and running faster and with complete confidence.**



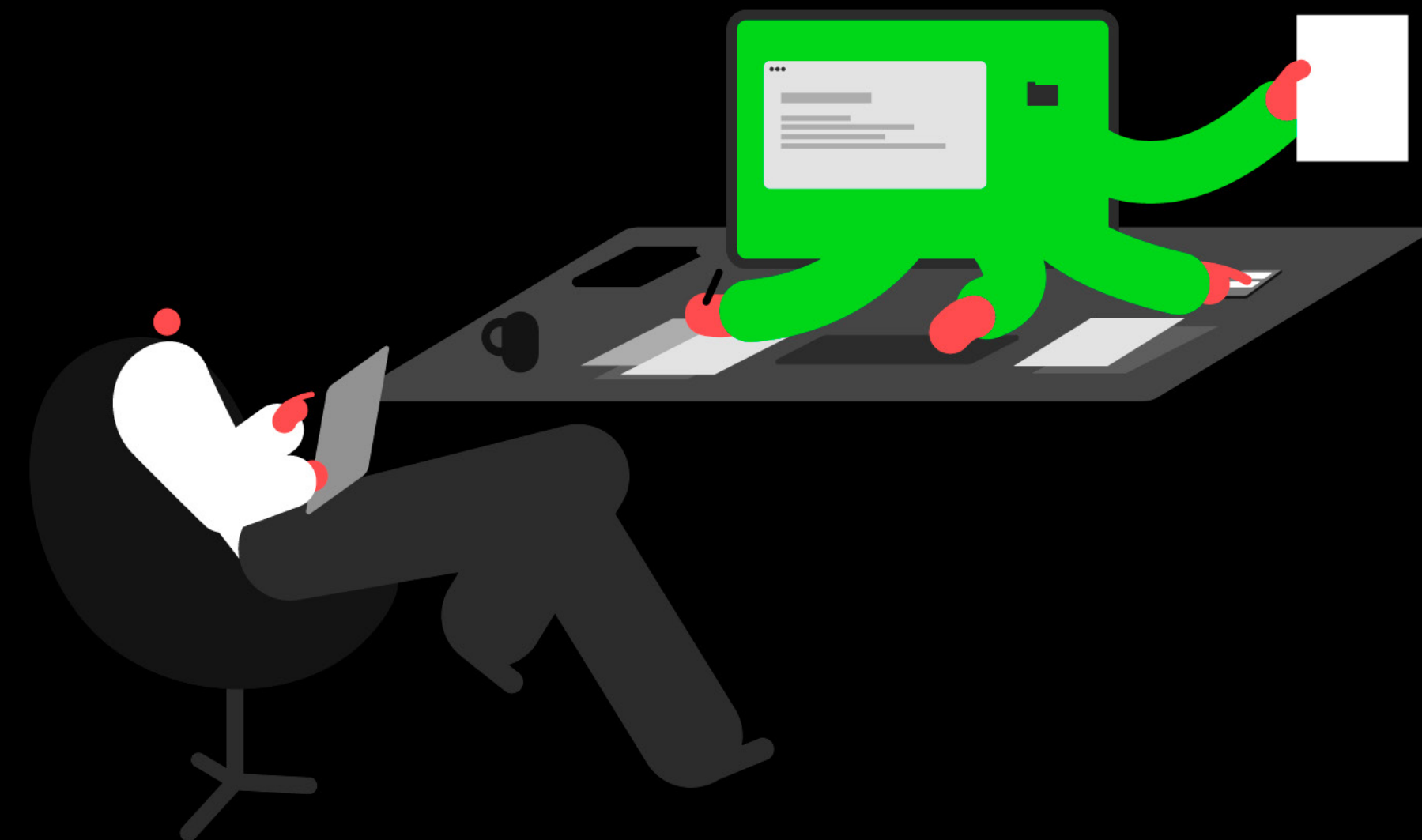
# 5. Unlock scalability with automation & AI

Manual workflows in Sage 300 CRE slow down approvals, payments, and reporting. Sage Intacct Real Estate uses AI to streamline your operations with intelligent automation and a modern user experience.

## Workflow automation highlights:

- Automated bank reconciliations, AP/AR processing, and recurring billing.
- Secure, real-time bank feeds that eliminate manual data entry and provide always-accurate cash positions.
- AI-powered anomaly detection and predictive insights.

- AI-driven AR automation for invoice matching, payment processing, and customer follow-ups.
- Self-service dashboards for property managers to reduce accounting bottlenecks.
- Approval workflows for leases, expenses, and budgets.



# Automated workflows = impactful results

**3X**

Increase in time spent on strategic initiatives by streamlining repetitive and manual workflows

**40%**

Efficiency gains with automated AP/AR processes

**50%**

Reduction in average month end close time



# Closing

Sage Intacct Real Estate is more than just a new software solution—it's a strategic leap forward. It empowers your teams to collaborate better, make smarter decisions, automate routine tasks, and support growth without friction.

With continuous innovation, powerful automation, and an experienced migration partner network, making the switch from Sage 300 CRE is easier and more rewarding than ever.

It's time to future-proof your real estate business. Let Sage Intacct Real Estate be your launchpad.

**“I'm very pleased with where we're at and optimistic about where we're going to be, and I don't think we would be anywhere near that without Sage Intacct Real Estate.”**

**-John Jenkins, CFO, Retail Property Group**



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