

# System Vision

## 1. Problem Description

Many individual landlords and small-scale investors (our Target Users) rely on disparate, non-integrated tools, such as basic spreadsheets for finances, physical files for leases, and notes for maintenance tracking. This fragmented approach leads to several key challenges:

- **Administrative Inefficiency:** Excessive time spent on manual record-keeping, follow-ups, and organization.
- **Financial Disarray:** Difficulty consolidating and reconciling rental income and operational expenses for accurate cash flow assessment and tax preparation reference.
- **Operational Risk:** Missed deadlines for critical events like lease renewals and property inspections.
- **Slow Vacancy Filling:** Lack of an easy, centralized method to quickly advertise available units.

## 2. System Capabilities

The PPMS provides essential, non-integrated tools focused on establishing a core data foundation and basic operational workflow.

### Core Management Capabilities

- **Property & Unit Registration:** Recording the physical address, property type (Commercial/Residential), and unit status (Occupied, Vacant, Maintenance).
- **Tenant & Lease Tracking:** Storing tenant contacts, Lease Start/End dates, and Security Deposit details.
- **Income & Expense Logging:** Forms for manually entering rent payments and categorizing all property expenses.
- **Maintenance Log:** A structured list to track reported issues, date, unit, description, and status (New, In Progress, Complete).

### Access and Reporting Capabilities

- **User Access:** Provides authentication for the Admin/Owner
- **Public Visibility (Property Finder):** Implements a Public-Facing Vacancy Finder—a read-only webpage view displaying properties and units marked as 'Vacant' to potential tenants.

- **Dashboard View:** Displays a list of expiring leases (within 60 days) and a simple monthly Income vs. Expense summary.

### **3. Business Benefits**

The PPMS delivers value by transforming chaotic record-keeping into structured, accessible data, directly contributing to specific, measurable business outcomes.

**Financial Clarity:** Provides immediate financial visibility and simplifies data aggregation for tax preparation.

**Operational Efficiency:** Reduces administrative overhead and mitigates risk associated with manual tracking of key dates.

**Vacancy Reduction:** Improves time-to-rent by offering a basic, accessible marketing tool for vacant units.

**User Adoption:** Provides a cost-effective, intuitive tool tailored for individual use.