

JRBuildings

June 02 2014

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Banner
959x60

Username

Please log in again.
Username/Password
invalid

Password

Logout message

Login

Are you sure you want to do this?

!

Deleting this building will delete ALL the properties, tenants, expenses and leases associated to it.

Yes

No

Banner
959x60

Buildings

 |

Properties

 |

Tenants

 |

Expenses

 |

Reports

 |

Personal

 |


Help

 |

Logout

Jordan Signed-in

Building List




720 Décarie,
suite 235,
Boulevard,
City of Saint-Laurent,
Quebec
H4L 3L5

13 Active Tenants/Properties

Edit

Remove



Building Address
No. Tenants/Properties

Edit

Remove

No Image

Building Address
No. Tenants/Properties

Edit

Remove

Add Building

Select checkbox is only used for remove action

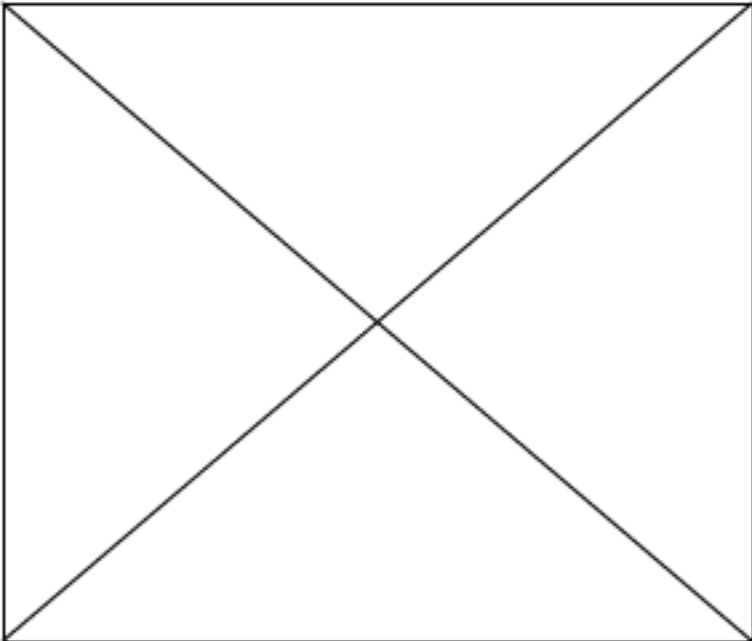
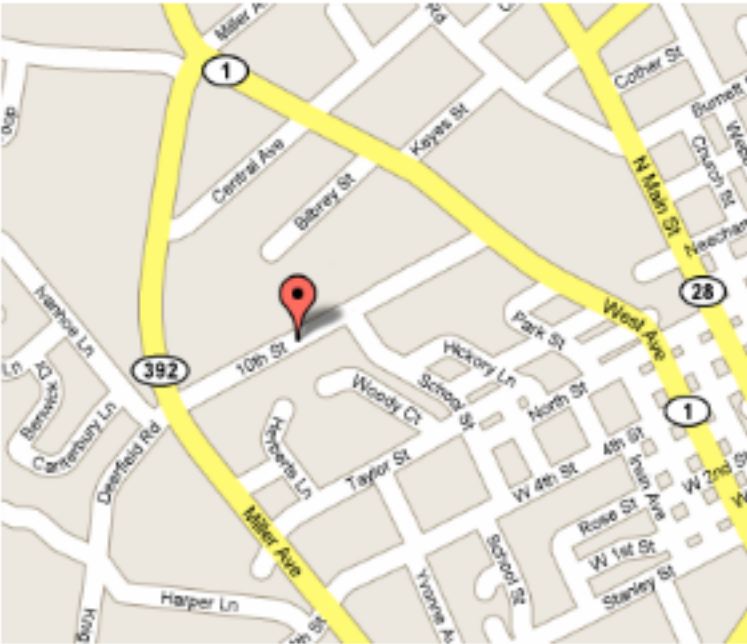
Add Building

Streetno. Lorem ipsum dolor sit amet,

Streetname Lorem ipsum dolor sit amet,

Postalcode Lorem ipsum dolor sit

Notes about building:
Put in here miscillaneous info about the building
(like the condition of the building, any repairs that
are required, etc.)



Map it!

Upload Image

Save Building

Any errors that come up with saving the
information to the database dispalyed here

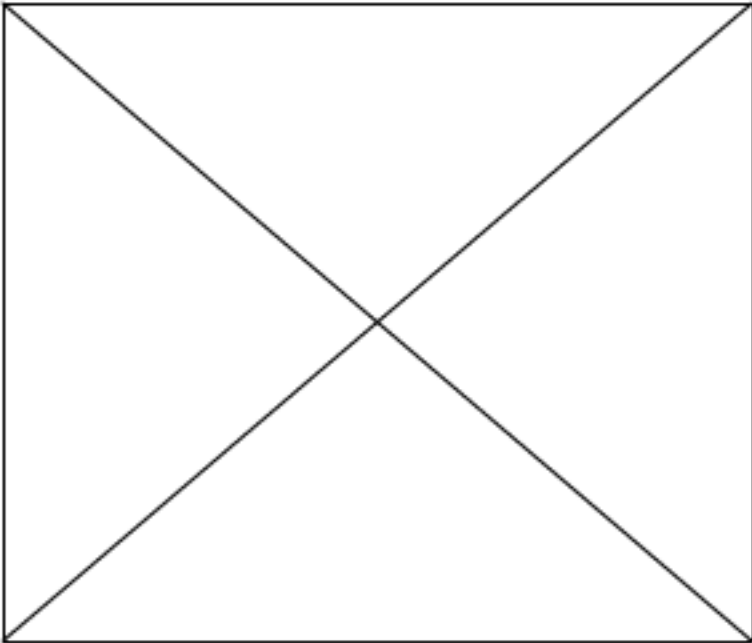
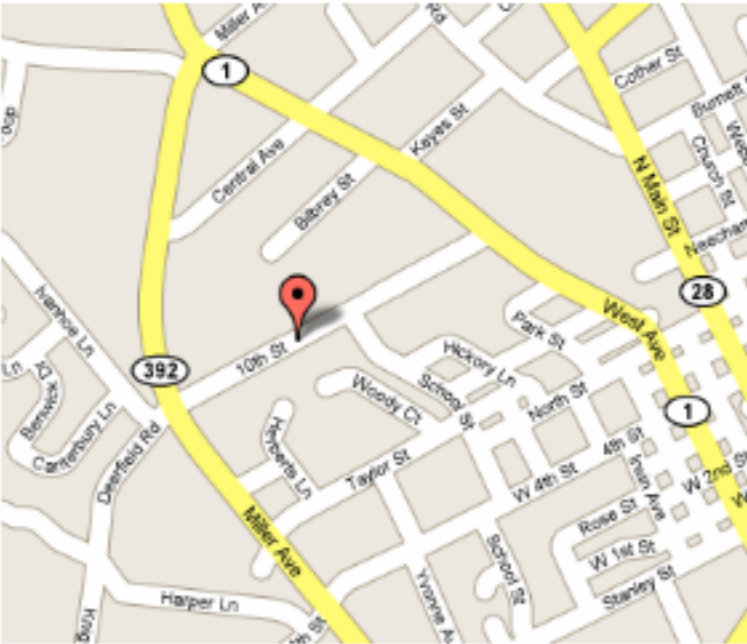
Edit Building

Streetno. Lorem ipsum dolor sit amet,

Street name Lorem ipsum dolor sit amet,

Postalcode Lorem ipsum dolor sit amet,

Notes about building:
Put in here miscillaneous info about the building
(like the condition of the building, any repairs that
are required, etc.)



Map it!

Upload Image

Save Building

Any errors that come up with saving the
information to the database dispalyed here

Are you sure you want to do this?

!

Deleting this property will delete ALL the tenants, expenses and leases associated to it.

YesNo

Banner
959x60

[Buildings](#)

|

[Properties](#)

|

[Tenants](#)

|

[Expenses](#)

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[Personal](#)

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[Logout](#)

Jordan Signed-in


Property List

Building No. ▾



Property No. 203
Building No. 993
Rented? YES
Cafe ABC

EditRemove



Property No.
Building No.
Rented? YES/NO
Name of Tenant if Rented, otherwise Blank

EditRemove

No Image

Property No.
Building No.
Rented? YES/NO
Name of Tenant if Rented, otherwise Blank

EditRemove

Add Property

Select action only used for remove property

New Property

Building No.

Building No. ▾

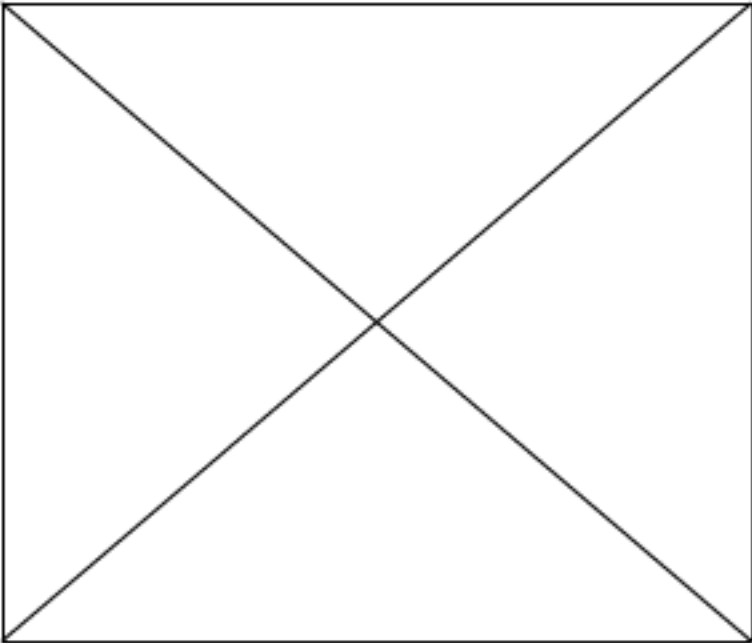
Property No. Lorem ipsum dolor sit amet,

Suited For: Lorem ipsum dolor sit amet,

☒ Rented

Notes about property:

Put in here miscillaneous info about the property (like the condition of the property, the previous tenants, any repairs that are required, whether its suitable for rent, etc.)



Upload Image

Save Property

Any errors that come up with saving the information to the database dispalyed here

Edit Property

Building No.

Building No. ▾

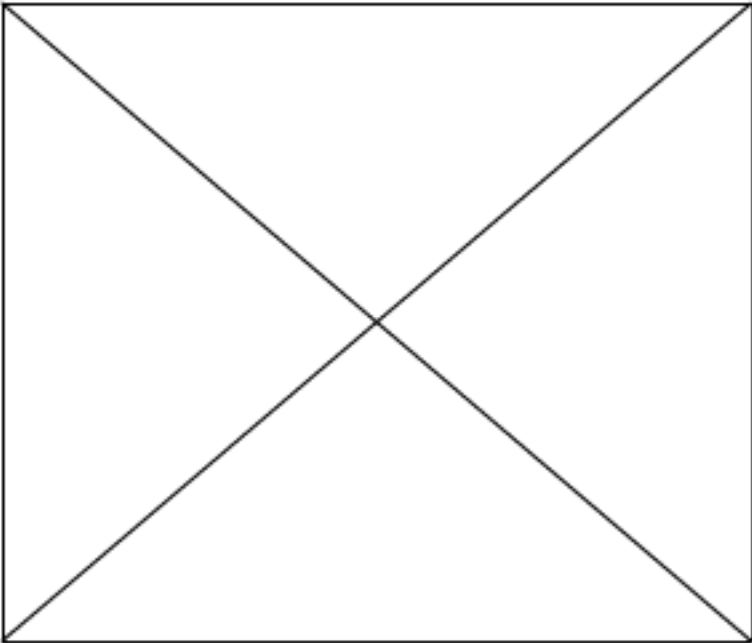
Property No. Lorem ipsum dolor sit amet,

Suited For: Lorem ipsum dolor sit amet,

☒ Rented

Notes about property:

Put in here miscillaneous info about the property (like the condition of the property, the previous tenants, any repairs that are required, whether its suitable for rent, etc.)



Upload Image

Save Property

Any errors that come up with saving the information to the database dispalyed here

Are you sure you want to do this? ✕

!

Deleting this tenant will delete ALL the expenses and leases associated to it.

Yes

No

Banner
959x60

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Jordan Signed-in



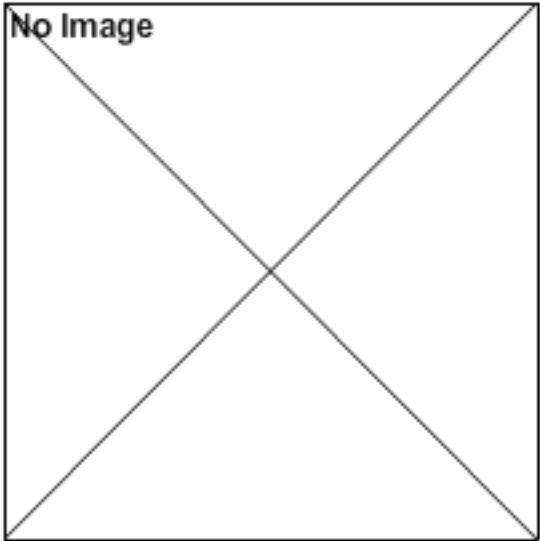
Tenant List

Building No.

▼

Property No.

▼

	<div>Starbucks</div> <div>Active? YES</div> <div>Months left on lease: 11</div> <div><div>Edit</div><div>Remove</div></div>		<div>Business Name</div> <div>Active? (YES/NO)</div> <div>Months left on lease: data taken from tenants page</div> <div><div>Edit</div><div>Remove</div></div>
<div>No Image</div> 	<div>Business Name</div> <div>Active? (YES/NO)</div> <div>Months left on lease: data taken from tenants' lease page</div> <div><div>Edit</div><div>Remove</div></div>		

Add Tenant

Can't have more than one tenant per property.

Select action for remove tenant

create a generic image, can't have individual images per tenant

Activate Tenant? ✕

By activating this tenant on this property (no. 232) all other tenants are deactivated.

Yes

No

New Tenant

Building No. ▼Property No. ▼

Business Name: Stabucks

Tenant Name: John Smith

Status: ▼Type ▼

Notes about tenant:

Put in here miscillaneous info about the tenant (like whether they are keeping the property clean, whether their rent is on time, any disagreements, etc.)

☒ Remind tenant of upcoming lease renewal? (3 months prior to expiry)

Any errors that come up with saving the information to the database dispalyed here

Monthly Rental: Lorem ipsum dolor sit

Type of Business: Placement Agency

Additional terms: Base rent shall increase 5% per year, or CPI + 2% whichever is higher, during the term of the lease.

Renewal terms: Base rent shall increase 5% per year, or CPI + 2% whichever is higher, during the term of the lease.

GST 9.95%

PST 5.95%

☒ Postdated cheques

Lease Start:

< August 2009 >						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Lease End:

< August 2009 >						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Proportionate Share: 30%

Expense Year 2013

Yearly % Increase 3%

Additional rent (30% of total expenses for 2013)/12

Monthly Rent (monthly rent*1.03%)+additional rent

Monthly Rental with taxes Lorem ipsum dolor sit

Yearly Rental with taxes Lorem ipsum dolor sit

Building No and Property No. should be autofilled here because we started with a filtered list of property. Obviously, user can change mind and change this data if they wish

Yearly rent is autocalculated based on Lease start and End dates and monthly rent

If the status for any tenant is switched to Active, make sure to change the status of all other tenants in the property to non-active.

Reminder email sent through automailer by RoR, based on lease terms.

Generating the Lease PDF is going to be handled by a plugin called Prawn, which I'm going to look into once I get this far.

Ideally it'll contain the information in the sample lease PDF with blanks to be filled in by the site.

If lease is net, grey box comes up

Monthly rental and yearly rental with taxes is noneditable, updates when monthly rental is filled in for gross and when grey box is filled in for net

Activate Tenant? ✕

By activating this tenant on this property (no. 232) all other tenants are deactivated.

Yes

No

New Tenant

Building No. ▼Property No. ▼

Business Name: Stabucks

Tenant Name: John Smith

Status: ▼Type ▼

Notes about tenant:

Put in here miscillaneous info about the tenant (like whether they are keeping the property clean, whether their rent is on time, any disagreements, etc.)

☒ Remind tenant of upcoming lease renewal? (3 months prior to expiry)

Generate Lease PDF:

Save Tenant

Any errors that come up with saving the information to the database dispalyed here

Monthly Rental: Lorem ipsum dolor sit

Type of Business: Placement Agency

Additional terms: Base rent shall increase 5% per year, or CPI + 2% whichever is higher, during the term of the lease.

Renewal terms: Base rent shall increase 5% per year, or CPI + 2% whichever is higher, during the term of the lease.

GST 9.95%

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Lease Start:

< August 2009 >						
S	M	T	W	T	F	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Lease End:

< August 2009 >						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Proportionate Share: 30%

Expense Year 2013

Yearly % Increase 3%

Additional rent (30% of total expenses for 2013)/12

Monthly Rent (monthly rent*1.03%)+additional rent

Monthly Rental with taxes Lorem ipsum dolor sit

Yearly Rental with taxes Lorem ipsum dolor sit

Building No and Property No. should be autofilled here because we started with a filtered list of property. Obviously, user can change mind and change this data if they wish

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Ideally it'll contain the information in the sample lease PDF with blanks to be filled in by the site.

If lease is net, grey box comes up

Monthly rental and yearly rental with taxes is noneditable, updates when monthly rental is filled in for gross and when grey box is filled in for net

Are you sure you want to do this?

!

Deleting this expense will delete its contents

Yes

No

Banner
959x60

Buildings

Properties

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Jordan Signed-in

Year

Building No.

▼

Year

▼

Electricity

Lorem ipsum dolor sit

Delete

Yearly Total

Lorem ipsum dolor sit

Heating

Lorem ipsum dolor sit

Delete

School tax

Lorem ipsum dolor sit

Delete

Insurance

Lorem ipsum dolor sit

Delete

Heating

Lorem ipsum dolor sit

Delete

Add Expense

Remove Expense

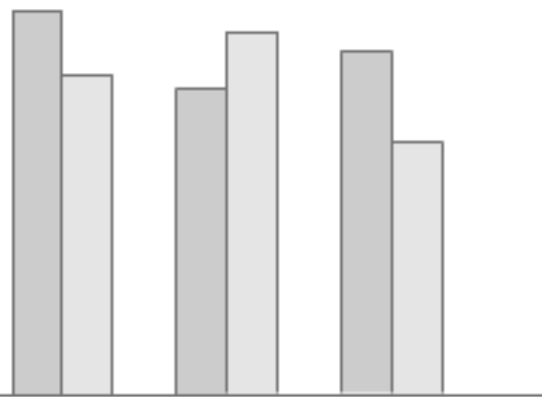
Add Expense

This is the current active tenants' expense:

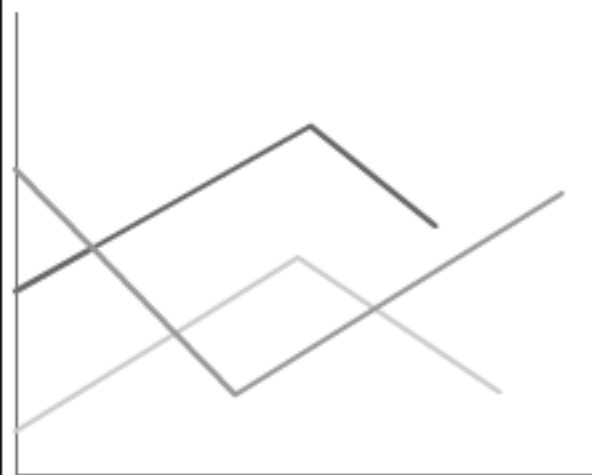
So its categorical (ie. Heating, Water, Repairs, etc.) for this lease

Generate Reports

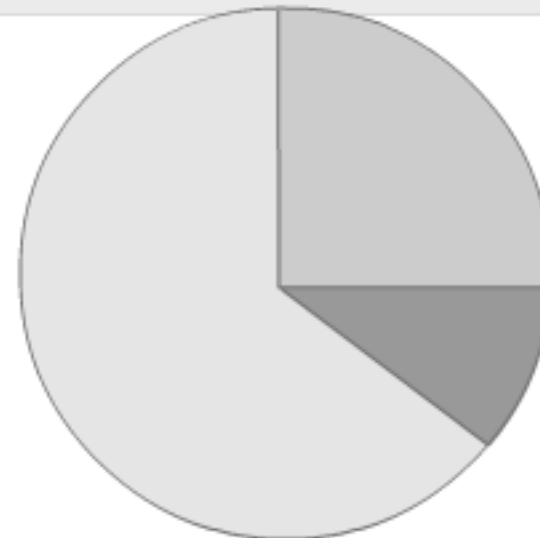
Expenses/Building



Tenants This Year



Ratio Tenants/Properties



This might a phase 2 type of thing, but I was thinking you could generate summary PDF's for all the information contained on this site:

I'll just leave it in here, in case we want to do something after the site is completed.

Personal

Landlord



Name: Lorem ipsum dolor sit amet,

Contact Information: Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex

Save

Upload Master Lease

This is just a handy contact page for anyone you might employ to manage your properties

Master lease is the lease used by the tenants model to generate a lease using Prawn gem

Help

FAQ:

How do I update a lease?

Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum

How do I add a tenant?

Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum

How do I remind a tenant his/her rent is coming due?

Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum

This is more for
your reference after
the project is
complete, maybe
your accountants
as well.