

SPECIAL REPORT

RevIQ Real Estate Investment Software



Upgrading your software

**A Special report for current users of Richmastery
Software**



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Welcome,

Hello and welcome to this special report prepared especially for current users of Richmastery Software.

In this report, we will explore where RevIQ came from and why it is now the software of choice for Real Estate Investors throughout Australasia.

I know you will be impressed by what you read here.

If after reading this report, you still have any questions at all please contact me or anyone on the RevIQ team. Our contact details are on the RevIQ website.

Enjoy the report

A handwritten signature in black ink, appearing to read "John Bedggood", written in a cursive style.

John Bedggood
RevIQ Product Manager
www.reviq.com

P.S. don't forget to check out the special upgrade pricing exclusive to users of Richmastery Software



If It Ain't Broke, Why Fix It!

That may be your reaction when you hear about the latest upgrade to your software package. However, in the case of Richmastery's Professional Investor Software the upgrade is such a massive leap forward that it must be considered as being essential.

In fact, the development team's efforts to upgrade Richmastery's software expanded to such a huge extent that an entire new company was established to take ownership of the new software.

That new company is RevIQ.

RevIQ Software

RevIQ is the first Australasian Real Estate Software that combines new generation technology with an intelligent data downloading functionality. It provides unique interactive forecasting, analysis, portfolio and mortgage management features.

RevIQ delivers the most powerful, yet simple to use, Real Estate decision-making tools available in New Zealand or Australia. These tools will save you time and money. Your investing will be revolutionized.

What did the Richmastery software do so very well?

Richmastery's Professional Investor Pack provided tools for some of the most important functions property investors must perform including analysis of a potential purchase & portfolio reporting. The software performed these tasks so well that it became the biggest selling real estate investment software ever in New Zealand.

Why is RevIQ such a massive break through?

RevIQ has taken the foundation laid by Richmastery's Software and built upon it. Inside RevIQ are a plethora of advanced features that empower investors to make better decisions, manage their finance, and to leverage their time.

To design such a revolutionary product the development team included experts from a number of disciplines. The software is tested by International Accounting specialists BDO Spicers and endorsed by New Zealand's premier asset and property accounting experts Gilligan Rowe and Associates. The online data functions (more about that later) were developed in association with Australasian real estate data experts RPdata.

Powered by such an extraordinary team of experts RevIQ is truly impressive.



WHAT'S NEW in RevIQ

Features Comparison Table

Feature	Richmastery Professional Investor	RevIQ
Microsoft Outlook ® 2003 User Interface	X	✓
Property Cashflow and Equity analysis grid	✓	✓
Drill-down on Analysis Grid for more detail	X	✓
Integration with live property sales database	X	✓
Live News Feed	X	✓
Graphs	X	✓
Integrated Portfolio Module	✓	✓
Create and Manage contacts associated with your properties	X	✓
Contacts integrate with Microsoft Outlook ®	X	✓
Create and manage property-related tasks	X	✓
Tasks integrate with Microsoft Outlook ®	X	✓
Number of Loans per property supported	1	Unlimited
Reducing Loans supported	X	✓
Number of Reports	4	19
Email Reports	X	✓
Export reports (Word, Excel and pdf)	X	✓
Number of Calculators	None	11
Email Property Files	X	✓
Manage multiple tax entities and investors	X	✓
Integrated borrowing power module	X	✓
Photo Gallery	X	✓
Depreciation and tax tailored for Australasian Market	X	✓
Total Features As Listed	2	19

RevIQ is loaded with new features



RevIQ Modules

The key to RevIQ's rich feature set is that rather than being just a single tool RevIQ contains multiple integrated modules. They work together to provide you with a simple easy yet powerful suite of tools.

The Start Module

The RevIQ start module is a live element providing you with the very latest property investment news, tips, announcements, and resources.

The Property Module

Use the property module to analyze an unlimited number of properties. Then compare them, sort them, forecast cash flows, generate reports & graphs. Find the best deals fast!

The advanced RevIQ engine makes it easy to enter deals. You can also download properties for sale and even email the information to your advisors or partners in multiple formats. You can mark properties as purchased, and enter contact and task information linked directly to each property.

The Evaluation Module

Access up to the minute information on any property in New Zealand or Australia with online reports. These comprehensive reports contain Land information, Sales history, market rentals, recent comparable sales listings, capital growth figures, graphs, demographics, statistics, and much more.

The Portfolio Module

A comprehensive analysis of your entire portfolio. Portfolio cash flow forecasts graphs, and tax calculations. Drill down in the analysis grid to see each individual property

The Investor Module

Set up you tax entities, trusts, companies, and partnerships with tax rates and shareholdings. In the investor module, you set detailed Equity and Debt Servicing profiles to determine your borrowing capacity.

The Contacts Module

Enter you contacts data in a module specially designed for property investors. You can choose to synchronize contacts with Microsoft Outlook. Yet another RevIQ innovation is that you can search for property related contacts online and download the details directly into your RevIQ database. Contacts can be assigned to particular properties in your portfolio.



The Tasks Module

Log your tasks. Relate them to your properties. Set reminders, synchronize with Microsoft Outlook if you choose. Never miss a rent review or interest rate renewal again!

The Reports

RevIQ contains an advanced report system. Sophisticated reports can be created within seconds of entering a new property into the software. Multiple reports are available for every module in RevIQ.

The Calculators

Included in RevIQ are 11 powerful calculators. There is even one calculator that calculates if it is worthwhile for you to pay loan break costs to refinance your mortgage.

RevIQ Screenshots

The screenshot displays the RevIQ software interface. The main window is titled 'RevIQ Real Estate Intelligence Live: New Zealand'. The interface is divided into several sections:

- Property Module:** Shows a list of properties under 'All Properties'. The selected property is '63/2 - 63/3 Alfriston Rd Alfris...' owned by 'Green Fields Investments Ltd'.
- Property Analysis Grid:** A detailed financial analysis for 'Year 1' (2005). The grid includes the following data:

Property Data	Input	Year 1
Performance Indicators	(IRR)	1,448.94 %
Equity Information		
Market Value	\$300,000	\$325,200
Total Loan Amount	\$270,000	\$270,000
Equity in Property	\$30,000	\$55,200
Equity gain	\$29,000	\$25,200
Annual Rent	\$41,600	\$40,000
Cash Deductions		
Mortgage Loans	(Total)	\$20,250
Financing Costs		
Property Expenses	\$6,500	\$6,500
Pre - Tax Cashflow (Annual)		\$13,250
Non - Cash Deductions		
Depreciation Building	4%	\$4,306
Depreciation Chattels	(Total)	\$2,153
Total Deductions		\$33,208
Net Profit / Loss		\$6,792
Tax Refund	(Total)	-\$1,324
After - Tax Cashflow (Annual)		\$11,926

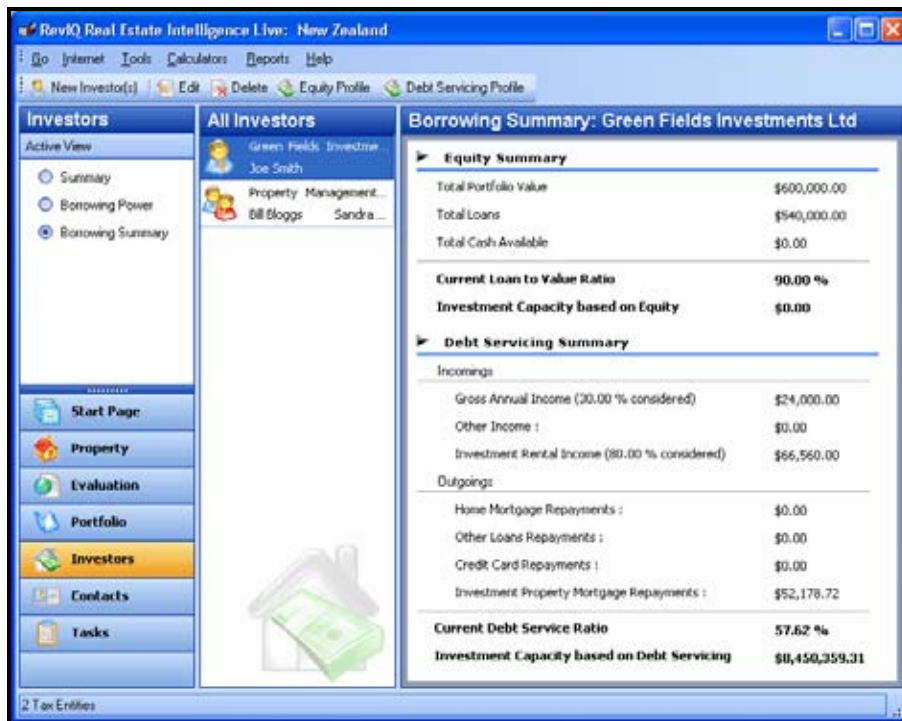
Property Module: Showing Analysis Grid



Property Module: Photo Gallery



The Edit Property Panel



Borrowing Summary: Green Fields Investments Ltd

Equity Summary

Total Portfolio Value	\$600,000.00
Total Loans	\$540,000.00
Total Cash Available	\$0.00

Current Loan to Value Ratio 90.00 %
Investment Capacity based on Equity \$0.00

Debt Servicing Summary

Incomings

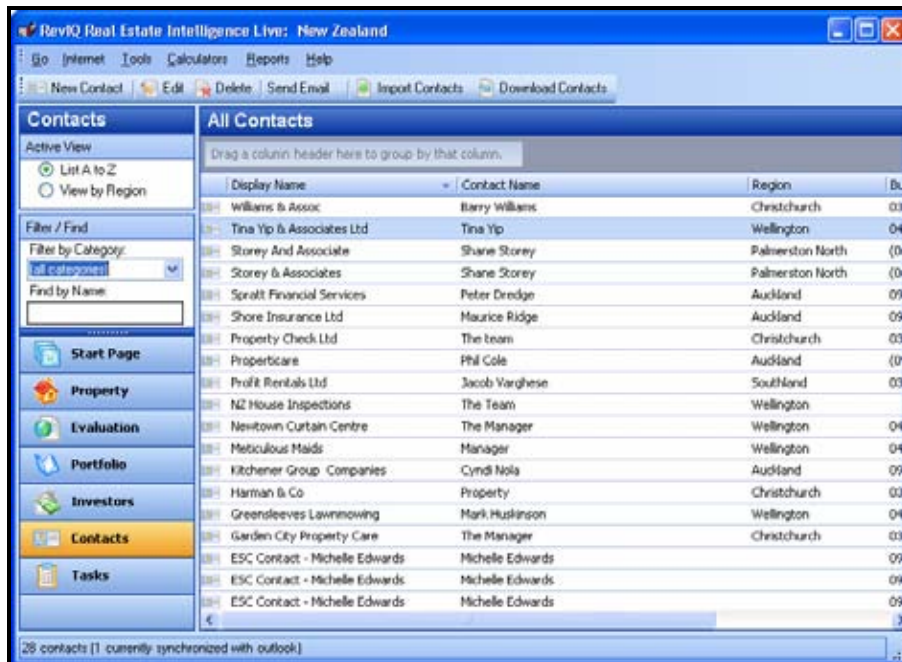
Gross Annual Income (30.00 % considered)	\$24,000.00
Other Income :	\$0.00
Investment Rental Income (80.00 % considered)	\$66,560.00

Outgoings

Home Mortgage Repayments :	\$0.00
Other Loans Repayments :	\$0.00
Credit Card Repayments :	\$0.00
Investment Property Mortgage Repayments :	\$52,178.72

Current Debt Service Ratio 57.62 %
Investment Capacity based on Debt Servicing \$8,450,359.31

Investor Module: Borrowing Summary



All Contacts

Drag a column header here to group by that column.

Display Name	Contact Name	Region	Dis
Williams & Assoc	Barry Williams	Christchurch	03
Tina Yip & Associates Ltd	Tina Yip	Wellington	04
Storey And Associate	Shane Storey	Palmerston North	06
Storey & Associates	Shane Storey	Palmerston North	06
Spratt Financial Services	Peter Dredge	Auckland	09
Shore Insurance Ltd	Maurice Ridge	Auckland	09
Property Check Ltd	The team	Christchurch	03
Propericare	Phil Cole	Auckland	09
Profit Rentals Ltd	Jacob Varghese	Southland	03
N2 House Inspections	The Team	Wellington	04
Newtown Curtain Centre	The Manager	Wellington	04
Meticulous Maids	Manager	Wellington	04
Kitchener Group Companies	Cyndi Nola	Auckland	09
Harnan & Co	Property	Christchurch	03
Greensleeves Lawnmowing	Mark Huskinson	Wellington	04
Garden City Property Care	The Manager	Christchurch	03
ESC Contact - Michelle Edwards	Michelle Edwards		09
ESC Contact - Michelle Edwards	Michelle Edwards		09
ESC Contact - Michelle Edwards	Michelle Edwards		09

28 contacts [1 currently synchronized with outlook]

Contacts Module



The Technology Behind RevIQ

RevIQ is a “free-standing” software application. It uses innovative technology to provide users with the most powerful tool possible.

.NET

The .NET Framework is a software development and execution environment that allows different programming languages & libraries to work together seamlessly to create Windows-based applications that are easier to build, manage, deploy, and integrate with other systems.

The RevIQ engineers built RevIQ on the .NET framework to enable them to integrate multiple functions into the program. The result is that RevIQ has fully integrated internet download features, it interfaces with Microsoft Outlook, and it has built-in reports modules, PDF creation, photo storage, news-feeds, and many other groundbreaking features never before seen in Real Estate Software.

SQL Database

RevIQ uses an SQL database. SQL is an ANSI standard computer language for accessing and manipulating databases.

By incorporating the SQL database RevIQ is able to cope with unlimited numbers properties and portfolios.

XML data feed

XML stands for “Extensible Markup Language”. XML is data exchange format pioneered to meet the challenges of large-scale electronic publishing; XML is playing an increasingly important role in the exchange of a wide variety of data on the internet and elsewhere.

RevIQ uses XML in a number of new and creative ways. XML technology allows RevIQ to access live online data from a number of sources to provide users with up to the minute information.



Upgrading to RevIQ

RevIQ is packed full of potent features that will equip you to make better choices. Take the risk out of your investing decisions. Ignorance will cost you a fortune, RevIQ is designed to save you one.

RevIQ provide users of Richmastery Software with super cost effective upgrade pricing.

To upgrade you can visit www.reviq.com and purchase online. You will qualify for your special upgrade pricing by simply entering your email address.

OR contact us at RevIQ

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