Organize your rental income
and expenses in one place.

Intuit

new!

Quicken®

Rental Property
Manager PROPERTY MANAGEMENT SOFTWARE

INCOME

EXPENSES

DEDUCTIONS

REVIEWER'S GUIDE

Dear Reviewer,

Thank you for your interest in Quicken Rental Property Manager. This reviewer's guide will provide an overview of the product and highlight its features.

Intuit created this product specifically designed to meet the needs of rental property owners as a result of our focus on finding big unmet customer needs, that we can solve well, and building a durable competitive advantage.

After talking with over a hundred rental property owners over the last two years, we discovered a large number of individual owners of multiple rental units who have a pressing unmet need. These rental property owners are desperately searching for a better way to organize their rental property finances to better track their income and expenses and make tax time easier.

Until now, a suitable method did not exist:
- Homegrown methods of tracking income and expenses (such as shoeboxes and spreadsheets) proved to be too time consuming and error prone for rental property owners.
- Currently, more than 100 rental property software products exist. Most of these are built for large property management companies and are too expensive or too difficult to use for the small rental property owner. Our research indicates that none of these existing products address the basic need of tracking income and expenses and making tax time easier for the approximately 15 million people that own rental properties.
- Regardless of their tracking method, rental property owners must still weed through their record-keeping system - and do all the calculating, organizing, and double-checking - before presenting the data to their accountant to be typed into a Schedule E tax form.

Rental property owners must track their income and expenses for tax purposes. They do not consider themselves a business, yet they are asked to behave like one at tax time. Our research showed that individuals, not companies, own most rental properties. A clear opportunity emerged for us to solve this unmet customer need by tailoring a solution for individuals who own less than 10 rental properties.

These individual owners of multiple rental units have been an overlooked market – until now. Designed and tested by rental property owners, Quicken Rental Property Manager is a new product built specifically to address the needs of individual owners of multiple rental units.

Quicken Rental Property Manager:
- Helps organize and track rental property income and expenses throughout the year.
- Improves confidence and significantly reduces the time spent preparing for taxes.

Enjoy Quicken Rental Property Manager. Based on the level of excitement we've received from beta testers, accountants, Realtors, and retail partners about this new offering, we're very confident that we've solved a deep unmet customer need. We hope you'll agree.

Sincerely,

The Quicken Rental Property Team

Quicken Rental Property Manager – Fast Facts

Contact Information:

Chris Repetto	Jodi Oliver
Intuit Inc.	Access Communications
(650) 944-2641	(415) 844-6227
chris_repetto@intuit.com	joliver@accesspr.com

Pricing:
$99.99
Price includes one-year of free technical support. (Offer available one-year from date of purchase. Registration required. Additional terms, conditions and limitations apply and are subject to change without notice. See www.quickenrental.com for terms and conditions.)

Availability:
Jan. 4, 2005, direct from Intuit at www.quickenrental.com.
Product will be available at most software retail outlets in February 2005.

URL:
Product information, e-store, and user feedback forum available at: www.quickenrental.com

Pressroom:
The Intuit pressroom, at www.intuit.com/pressroom, is a resource for reporters and editors and contains press releases, fact sheets, reviewers guides, customer testimonials, screen shots, and box shots. To obtain Quicken Rental Property Manager product information, select "Quicken Rental Property Manager" from the Virtual Press Kits menu and click "Go."

SYSTEM REQUIREMENTS:

Computer:	IBM or compatible Pentium II 300
Operating system:	Windows 98 SE / 2000 / Me / XP
Browser:	IE 5 or higher
Memory:	64MB RAM (128MB RAM recommended)
Hard disk space:	100 MB available
Monitor:	800x600 with 16 bit color 1024x768 with 16 bit color (recommended)
CD-ROM drive	CD-ROM or DVD drive
Internet:	Internet functionality requires Internet access (56 Kbps or higher recommended)
Printer:	Any printer supported by Windows 98 / 2000 / Me / XP

Quicken Rental Property Manager: A functional overview

The easiest way to organize critical rental property income and expenses all in one place.	**Quick two-step set up**	Install the software, enter the property name and property type and begin tracking rental income and expenses.
	Simple property organization	Organized they way owners view real estate - by property, not by bank account - it's easy to review income and expenses for each property separately with this drop-dead simple interface.
	Income and expense ledgers	Easily enter and categorize rental property transactions throughout the year. The data provides instant insight into your rental property performance through a running cash flow total for each property. The transactions automatically populate tax and income & expense reports.
	Memorized transactions	Memorized transactions make data entry even easier. Typing in rent or expenses is a breeze because Quicken memorizes previous transactions and fills in data as you type.
Easily see which properties are profitable and which are not.	**Income and expense report**	Understand more accurately how rental properties perform over time. This enables property owners to stay on top of cash flows, easily identify transactions and track the performance of each property separately.
	Instant drill down into reports	See the details of any report entry by clicking on the number. Find out more about the individual transactions that make up that line item.
Improve confidence and significantly reduce the time spent preparing for taxes.	**One-click tax report**	Reduce tax time hassles by automatically creating a rental tax report that maps directly to the Schedule E. Categorize expenses as "not sure" and the tax report will list them separately for an accountant to review. This feature saves time for both the property owner and accountant and ensures that entries are correctly categorized.
	Simplified vehicle mileage tracking	Obtain appropriate tax deductions by entering vehicle mileage while entering expenses. The software automatically combines the deductions and enters the total into the year-end tax report.
	Receipt tracker	Mark the checkbox that the receipt exists while entering expenses. Avoid the hassle of hunting for missing receipts if they're needed at tax time.
	Deduct the cost of the product	The purchase price of Quicken Rental Property Manager is a tax-deductible expense!

Feature Overview

Quicken Rental Property Manager helps organize rental income and expenses throughout the year and eases the tax-time scramble.

Simple two-step set up and data entry

Enter property information in minutes and start tracking income and expenses right away. This scaleable program offers many advantages to homegrown methods such as Excel spreadsheets or overstuffed folders of receipts, to organize, categorize and calculate rental property tax information.

> ➢ *To begin using Quicken Rental Property Manager simply:*
>   1. *Enter the property type.*
>   2. *Enter the property address.*

It's so easy to get started, there's no need for a user's manual!

Add Properties   ✕

Add properties

For each property you own, identify the property type and location.

Multiunit buildings

If you own a single unit in a multiunit building, choose the Condo/Townhouse property type. If you own the entire building, choose Duplex, Triplex, or Other Multiunit Building.

Type	Location
Duplex	630 Maple St.
Condo/Townhouse	231 Apple Ave.
Single Family Home	201 Market St.
Triplex	4 Green Way

Add more rows   Done   Cancel

Income and expense ledger

Easily add rent collected or expenses such as mortgage, insurance or maintenance in just one click.

Categorize all rental property transactions throughout the year to make tax time a breeze.

> ➢ *To enter rental income or expenses:*
> 1. *Click the "Enter Rent" or "Enter Expense" button at the top of the screen to open the windows shown below.*
> 2. *Simply enter the information in the fields provided.*

Organized by property - the way rental property owners requested. Easily identify transactions for each rental property to make tax time easier

Don't leave deductions on the table. Input vehicle mileage as expenses are entered.

At tax time, rental property owners can be confident that if they need that receipt, they have it.

4. Transactions can also be entered directly into the ledger.

Date ▲	Expense	Income	Paid to/Received from	Tax Category	Unit	Mileage	Receipt
10/15	$30.00		**Global Garbage**	Utilities			✔
			Trash				
11/1		$1,000.00	**Alan White**	Rent Received	#1		
			November Rent				
11/1		$800.00	**Eileen Walker**	Rent Received	#2		
			November Rent				

630 Maple St.
Duplex

231 Apple Ave.
Condo/Townhouse

201 Market St.
Single Family Home

11/1 ▦	1,400.00	*Income*	Anytown Loans ±	Mortgage Payment ±	*Unit* ±	*Miles*	☐
	Memo:		November Loan			Save	Clear

Date	Expense	Income	Paid to/Received from	Tax Category	Unit	Mileage	Receipt
11/13	$79.22		**Pete's Plumbing**	Repairs	#2		✔
			Fixed leaky sink				
12/1		$1,000.00	**Alan White**	Rent Received	#1		
			December Rent				
12/1	$879.00		**Anytown Tax Collector**	Taxes			✔
			Property Taxes				
12/31	$50.00		**Water Dept.**	Utilities			✔
			Water Bill				
	($20,300.27)	$20,600.00	**$299.73** YTD Cash Flow				

Quicken®
Rental
Property
Manager

FOR RENT

Obtain proper deductions. The category list maps directly to a Schedule E. These predefined tax categories increase the chances that expenses are categorized correctly.

Know how properties are performing. See a running cash flow total for all properties.

Advertising
Auto and Travel
Capital Improvement
Cleaning
Commissions
Insurance
Interest (Nonmortgage)
Legal & Professional Fees

Add Sub-category

One-Click Tax Report

Rental property owners are required and responsible for filing a Schedule E on their properties. The tax report helps improve confidence and can be created in minutes as compared to the weekend or two rental property owners usually spend preparing for taxes. The rental property owner and their accountant can use the tax report to prepare a Schedule E.

> ➢ *To create a tax report to help prepare your Schedule E:*
> 1. *Click on Reports in the top menu.*
> 2. *Click on Tax Report.*
> 3. *Print report to help in your Schedule E tax prep or to give to your accountant.*

Clearly see the financial breakdown for each property owned.

Tax categories are formatted to make it easy to fill out a Schedule E tax form.

Tax Report   ● Summary   ○ Details   [Print]

Tax Year | 2004 | ±

Categories	TOTAL	630 Maple St.	231 Apple Ave.	201 Market St.
Income	**$33,200.00**	**$20,600.00**	**$6,000.00**	**$6,600.00**
Rent Received	$33,200.00	$20,600.00	$6,000.00	$6,600.00
Royalties Received	$0.00			
Expense	**$32,533.79**	**$20,869.15**	**$4,413.64**	**$7,251.00**
Advertising	$75.00		$75.00	
Auto and Travel	$150.00	$150.00		
Cleaning and Maintenance	$1,497.89	$875.00	$257.89	$365.00
Commissions	$0.00			
Insurance	$3,525.00	$2,000.00	$750.00	$775.00
Interest (Nonmortgage)	$0.00			
Legal & Professional Fees	$0.00			
Management Fees	$0.00			
Mileage (2004 rate: $0.375 per mile)	$737.63	$568.88	$93.75	$75.00
Mortgage Interest Paid to Banks	$21,600.00	$15,400.00	$2,000.00	$4,200.00
Repairs	$1,317.22	$329.22	$89.00	$899.00
Supplies	$336.05	$47.05	$289.00	
Taxes	$2,315.00	$1,179.00	$559.00	$577.00
Utilities	$980.00	$320.00	$300.00	$360.00
Other	$0.00			
TOTAL INCOME OR (LOSS)	**$666.22**	**($269.15)**	**$1,586.36**	**($651.00)**

Entries categorized as Not Sure

| 10/14/2004 | $450.00 Better Roofers | | 231 Apple Ave. | Ask Accountant |

Confused about the tax impact of an expense? Instead of guessing, categorize them as "not sure" and the tax report lists them separately so an accountant can address them specifically.

Income & Expense Report
Instantly understand more accurately how rental properties are performing over time and by property.

> ➢ *To create a Income & Expense Report:*
>> 1. *Click on the Reports Menu at the top of the screen.*
>> 2. *Select Income & Expense Report from the drop down menu.*

Monthly Comparisons: Automatically create reports showing income and expense changes over time for each property and tax category.

Income & Expense Report   ⦿ Summary ○ Details   Print

Property | 630 Maple St. |⬥| Tax Year | 2004 |⬥|

Categories	TOTAL	Jan	Feb	Mar	Apr	May
Income	**$20,600.00**	$2,800.00	$2,800.00	$1,800.00	$1,800.00	$1,800.00
Rent Received	$20,600.00	$2,800.00	$2,800.00	$1,800.00	$1,800.00	$1,800.00
Expense	**$20,300.27**	$3,905.00	$0.00	$1,700.00	$1,480.00	$3,400.00
Auto and Travel	$150.00	$150.00				
Insurance	$2,000.00					$2,000.00
Maintenance	$875.00	$875.00				
Mortgage Payment	$15,400.00	$2,800.00		$1,400.00	$1,400.00	$1,400.00
Repairs	$329.22					
Supplies	$47.05					
Taxes	$1,179.00			$300.00		
Utilities	$320.00	$80.00			$80.00	
TOTAL INCOME OR (LOSS)	**$299.73**	($1,105.00)	$2,800.00	$100.00	$320.00	($1,600.00)

It's easy to track property income or loss over time.

Unlike Excel spreadsheets, all reports enable uses to drill down into fields for more information. Another advantage of Quicken Rental Property Manager is the ability to scale with the addition of more rental properties.

Property	Category	From	To	
630 Maple St. ⬥	Repairs ⬥	1/1/2004 📅	12/31/2004 📅	Print

Date	Paid to/received from	Unit	Memo	Rcpt	Mileage	Expense
Repairs						
10/6/2004	Windows Plus	#1	Window glass for dining ...	✓	7.0	$250.00
11/13/2004	Pete's Plumbing	#2	Fixed leaky sink	✓	0.0	$79.22
TOTAL						$329.22

What Customers Are Saying About Quicken Rental Property Manager

"This program is a lifesaver! Quicken Rental Property is very easy to use and organizes my rental information in a much better way than I had ever thought of doing. The software simplifies the process of tracking my rental income and requires a lot less work than when I kept all of my records in a shoebox and had to go through all my receipts at year-end. I would highly recommend this program. It's a real jewel."

~ Melody Takami, owner of one rental property, Lake Jackson, TX.

"Quicken Rental Property Manager is a good tool for people who manage a few rental properties. Many of my clients own rental properties and I've seen them struggle to organize their income and expenses for taxes. This product is easy to use and will reduce the time both the rental property owner and tax accountant spend preparing a Schedule E. The 'Not Sure' category feature alone will greatly reduce the time I have to spend pouring through transactions to find mistakes. Clients usually guess as to where expenses should be categorized and that is the worst thing you can do. Used appropriately, this software can be a great time saving device."

~ Kevin Sakai, a certified public accountant with KAS financial in San Jose, CA

"I no longer have to re-categorize my expenses because it is already done. It will save me a lot of time at tax time because it's just a matter of printing a report and giving it to my accountant. With Quicken Rental Property Manager, bookkeeping for my rentals went from an hour a month down to about ten minutes. Being a realtor, I'm recommending this product to my clients because it will be a tremendous tool for them to manage their rental properties. I say, 'Throw away the pen and paper, because Quicken has a product that you will love!'"

~ BJ Cowan, manager of six rental properties in Denver, CO

"Quicken Rental Property makes life easy to track income and expenses for tax purposes. Easy to install and use. Great product."

~ Jeanette Harper, owner of one rental property in Murphysboro, IL

"Quicken Rental Property Manager will save me hours at tax time. It used to take me four hours to pull all my tax information together, and now it will take me about half an hour. It will also help minimize the chance for errors. The product lets me keep close tabs on expenses versus income to make sure that I'm not losing money on my real estate investments."

~ Leonard Koch, owner of two rental properties, South Fork, CO

"I think the simplicity of this program is exactly what will appeal to my husband. There is definitely a market that this product will appeal to."

~ LaVerne Fubara, owner of two rental properties in Lansing, MI

"All in one place, report generation capability, easy tax prep, hassle free."

~ Jim Butterworth, owner of one rental property, Vail, CO

"I can't wait to do my taxes now that I'm much more organized with my rental properties."

~ Lloyd Prindle, owner of three rental properties, Cleveland, OH

"I can see my cash flow at a glance and anything going on with my properties because data is just a click away. Quicken Rental Property Manager is by far the simplest way to track rental properties. It's very easy to use and a must have program if you are serious about having your rental property data at your finger tips."

~ BJ Cowan

"I had my 17-and 15 year old daughters posting payments for me, it's that simple and easy to use. It has your profits and losses in such an easy manner, if you put them in each month, at the end of the year, you hit a button and it's done! There's no reason to go back to my old way. I wholeheartedly believe in the product."

~ Melody Takami

NOTE: These testimonials represent individual customer experiences. Intuit does not guarantee that results will apply to all customers.

Corporate Profile

After 20 years, Intuit continues to transform business and financial management for small businesses, accounting professionals and consumers. The company's mission is to create new ways to manage personal finances and small businesses that are so profound and simple, customers cannot imagine going back to the old way.

Intuit's "Right for My Business" strategy for small business customers delivers specially designed, industry-specific business management solutions, and develops accounting solutions for bigger, more complex businesses. Intuit also offers a broad array of tools to help businesses process payroll, manage employees, administer benefit programs and offer retirement plans. What began as small business accounting with QuickBooks® software is now a more comprehensive set of seamless services that go beyond accounting to help small businesses manage other aspects of their operation.

Intuit continues to expand its tax preparation offerings, providing powerful and easy-to-use products and services to taxpayers and accounting professionals. For individual taxpayers, Intuit offers TurboTax® software, the No. 1-selling tax software program in the U.S. and TurboTax for the Web^{SM}, the most popular online tax preparation and filing service. Intuit pioneered Instant Data Entry, which permits taxpayers to download 1099 investment data and W-2 wage data directly from the source into their tax returns. ProSeries® and Lacerte® are Intuit's industry-leading tax preparation software suites for professional accountants. One in four individual tax returns completed in the U.S. are prepared with an Intuit tax product.

Intuit remains focused on helping consumers with money management. Introduced in 1984, Quicken® software, the company's first product, has become synonymous with personal finance. Over the past two-decades, more people have bought Quicken than all other personal finance software products combined. Quicken has grown to become much more than just a checkbook register and is now an integrated family of products and services that continue to revolutionize the way people manage all aspects of both their personal and small business finances.

Founded in 1983, Intuit had annual revenue of nearly $1.9 billion in its fiscal year 2004. The company has nearly 7,000 employees with major offices in 13 states across the U.S., and offices in Canada and the United Kingdom