About APM

  Associated Property Management's (APM) goal was to create an entirely original, independent system to manage any property that will allow typical, small, privately owned investors to maintain tenant accounts, the physical property, and increase equity value of held properties. This project encompassed completing an entirely new and independent management information system, and consulting repository that coordinates project management issues for all types of properties (i.e. residential, commercial, landmark, etc.). The system was designed to possess the ability to be applied to the Avoid Foreclosure (AF) Company, as well as, any other small property investor that desires this kind of property management tool. The system ultimately interconnects the transactions associated with property management responsibilities and accordingly incorporates all the aspects of a typical business (project management, marketing, sales, etc.).

Future Research

  The project in itself was to design a system for a business. This makes it very hard to be continued by a future project team. However, there are a few other avenues for developing revenue streams that could be researched. One of the first of these would be to do advertising for real estate developers that have sites where people in NJ would want to go. Second, the future project team could talk to customers and broker out exactly why acquiring one of these properties could be beneficial for them. The group

could run cost benefit analyses and other engineering management reports for these customers and help them to make an educated decision. This would increase the brand equity of the company and the housing retailer because it would show people that there can be more to buying a house or condo in a development than just giving the developer money.

Another option that the future project team could do would be to eliminate the need for the outsourced software package. By teaming with a few computer science majors or computer engineers the group could develop its own software package. This would lessen expenses for APM by about $600. This would take the proper resources (those with programming knowledge and those with property management knowledge to know what to include) and a great deal of time to get it working without glitches.

The last option for future research could be to explore APM's other project possibility by compiling the database mentioned in the alternative decision making section. This data base would be comprised of all contractors and suppliers within a certain zip code. Within this database would be all of the pertinent information about the contractor or supplier as well as customer ratings of those suppliers so that property managers know which contractors or suppliers to use. The future team's project could be to compile all of the information for one zip code and if the project is deemed successful by those that would evaluate it, then they could continue to compile this information for other zip codes. This could be expanded into a full business if planned properly and each of these databases for the separate zip codes could be sold to property management companies that are interested. This information could even be useful for other contractors that need to hire subcontractors or need information on suppliers.