

Leading REIT modernizes large legacy system to reduce labor costs and expand business reach

Enhanced leasing platform improves process to allow for seamless process for renters

RESULTS

- Updated platform allows flexible workflows and a simplified, more efficient leasing process.
- Manual labor costs have been reduced through an online automated system.
- Risk is mitigated and performance is enhanced by a stable unified code base.

TECHNICAL SNAPSHOT

- Created architecture for next generation business platform.
- Coached client software engineers in best practices and implementation of architecture.
- Integrated strategic third party vendors with high reliability requirements using NServicebus.

COMPANY

Our client has become the nation's largest developer, owner and manager of high-quality student housing communities. Since its founding in Austin, Texas in 1993, the company has grown to almost 200 properties spread across 74 university markets, with a total enterprise value of \$7.4B.

PROBLEMS

Our client had an outdated, massive legacy system in place. This system manages the lease acquisition and lease process information, but required additional labor-intensive, high cost printing to be accomplished.

SOLUTIONS

Clear Measure is constructing the next generation platform using a high-performance service bus that will enable our client to "plug and play" with numerous external systems and data providers. The online leasing portal to allow the leasing process to be accomplished paperlessly has been built using Microsoft's leading web development platform, ASP.NET MVC. The leasing management system will also be built using ASP.NET MVC and, along with the leasing portal, will leverage responsive design so that it works well on mobile devices. A transaction management back-end has been built using a Microsoft .NET service bus, NServiceBus. The transaction management system will manage long running business processes and enable flexible approval workflows whereby all borrowers can be required to sign, or just a single borrower and/or guarantor. Also, the transaction management system will provide integration with EchoSign for electronic signature and enable the configuration of internal approval work flows.

"Clear Measure grasped our needs and excelled at meeting and exceeding expectations. They have been an invaluable asset in helping our business design and build a new architectural platform designed to sustain us for the next 10 years."

VP of Application Development

OUTCOMES

The leasing portal has reduced manual labor costs while simplifying the leasing process for students and their guarantors. These platforms have enabled our client to centrally manage properties through "centers of excellence" established for key business functions. These centers of excellence have significantly reduced the operating costs for individual properties, enhanced business process consistency, and enabled our client to acquire and onboard properties more quickly. This design will easily integrate with new partners and evolve its workflows as its business needs warrant.