

Know what is happening across your rent roll, every month.

Portfolio Pulse turns the data from your property management software into a clear monthly management report giving agency leaders a consistent view of portfolio health, emerging risks and movement over time.

Instead of relying on disconnected reports, spreadsheets or gut feel, Portfolio Pulse brings the most important rent roll metrics from your property management system together in one place.



See the issues before they become bigger problems

Each month, Portfolio Pulse helps you track:

- ✓ portfolio size, average rent and management fee
- ✓ bond shortfalls and missing bond references
- ✓ managements gained, lost and annual churn
- ✓ smoke alarm and pool safety register gaps
- ✓ vacancy and arrears
- ✓ maintenance volume and ageing
- ✓ leases, rent reviews and routine inspections
- ✓ movement over time and previously flagged items

WHAT YOU RECEIVE



Monthly Management Report

A concise leadership report showing your Overall Risk Position, headline findings, Benchmark comparisons, key risks, priorities and movements from prior months.



Pulse Tracker

A rolling view of all Portfolio Pulse metrics, including movement over time, current position and consecutive months flagged.



Consistent Monthly Methodology

The same source reports, formulas, thresholds and classifications are used each month, giving you a reliable view of change over time.

BUILT FOR AGENCY LEADERS

Portfolio Pulse is designed for principals, directors, Heads of Property Management and leadership teams who want better visibility without spending hours pulling reports apart themselves.

It is not a compliance audit or document review. Findings reflect what is recorded in your property management software and help highlight where leadership attention or deeper investigation may be needed.

Choose the *level of support* that suits your agency

Both service levels use the same consistent Portfolio Pulse calculation and rating methodology.



PORTFOLIO PULSE STANDARD

For agencies that want a clear monthly view of portfolio performance and emerging issues.

INCLUDES

- ✓ Monthly Management Report
- ✓ Pulse Tracker
- ✓ Healthy, Monitor and Address classifications
- ✓ Benchmark comparisons
- ✓ monthly trends and recurring issues
- ✓ headline findings and monthly priorities
- ✓ brief senior RRS sense-check

Portfolio by PM Analysis available as a separately scoped add-on

PRICING

Months 1 to 6

\$495

per month

From month 7

\$395

per month



PORTFOLIO PULSE ADVISORY

For agencies that want deeper senior review, tailored leadership commentary, and a clearer view of selected operational metrics across individual PM portfolios.

INCLUDES EVERYTHING IN STANDARD, PLUS:

- ✓ Portfolio by PM Analysis, where supported by the agency's software and portfolio structure
- ✓ full senior RRS review
- ✓ anomaly and contradiction checks
- ✓ tailored commentary
- ✓ prioritisation of the most material findings
- ✓ review of the Management Response Form
- ✓ practical interpretation and prioritised next steps

i Portfolio by PM Analysis shows selected operational metrics by PM portfolio, helping leadership see where risks, backlogs and performance differences are concentrated.

PRICING

Months 1 to 6

\$795

per month

From month 7

\$695

per month

YOUR FIRST SIX MONTHS

Every client begins with an Implementation and Baseline Period. **This allows RRS to:**

- ✓ complete onboarding and setup
- ✓ confirm your reporting contacts and regional Benchmark
- ✓ establish your baseline
- ✓ review the first month-on-month movement
- ✓ make sure your reporting process is working properly



The initial term is **six months**.

WHAT IS NOT INCLUDED



Portfolio Pulse does not include document review, compliance verification, trust account or external bond-register reconciliation, operational investigation or remediation work.



Where a deeper review is needed, RRS can scope this separately through a Rent Roll Health Check, Operational Review or another agreed engagement.

Ready for a *clearer view* of your rent roll?

Talk to Kate Braybrook about whether Portfolio Pulse Standard or Advisory is the right fit for your agency.

GET STARTED →