



## AppFolio Works. Until It Doesn't.

AppFolio handles LIHTC and basic Section 8. ExactEstate supports every affordable housing program—with native compliance, flat pricing, and workflows built for how your team actually operates.

### Feature Comparison: ExactEstate vs. AppFolio

Feature	ExactEstate	AppFolio
<b>Program Coverage</b>	All programs: LIHTC, Sec 8, USDA/RD, HOME, RAD, Tax-Exempt	LIHTC + basic Section 8 only
<b>Compliance Automation</b>	AIT validation, 140% rule, TRACS, TIC forms, MINC XML	Basic LIHTC compliance, manual workarounds
<b>Pricing Model</b>	Flat \$3/unit/month, all features included	\$1.40–\$5.00/unit, minimums up to \$7,500+
<b>AI Capabilities</b>	Generative (EEva) + Predictive (BI Suite)	Basic AI assistant, limited analytics
<b>Workflow Simplicity</b>	3-click methodology, intuitive UI	Complex menus, more clicks required
<b>Implementation</b>	Days, full data migration included	Weeks to months, extra fees
<b>Support</b>	G2 Best Support winner, real humans	Standard support tiers

### TRANSPARENT PRICING

# \$3

 /unit/month

All features included

### Why Our Pricing Makes Sense

- ✔ No hidden fees, no per-feature charges, no minimums
- ✔ Full compliance suite, AI tools, and BI included
- ✔ Implementation and data migration at no extra cost

### Every Program. One Platform. One Price.

<b>LIHTC</b> Low-Income Housing Tax Credit	<b>Section 8</b> Housing Choice Voucher	<b>USDA/RD</b> Rural Development	<b>HOME</b> HOME Investment	<b>RAD</b> Rental Assistance Demo	<b>Tax-Exempt</b> Bond Financing
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**G2**  
Best Support 2025  
★★★★★

**Capterra**  
Ease of Use 2022  
★★★★★

**GetApp**  
4.9 User Rating  
★★★★★

**Software Advice**  
4.9 Rating  
★★★★★



AI THAT ACTUALLY WORKS

## Two Types of AI. Real Results.

ExactEstate delivers both generative and predictive AI—not just a chatbot bolted on after the fact.

### Generative AI: EEva

Your AI virtual assistant handles resident inquiries 24/7, answers questions, schedules tours, and processes maintenance requests—freeing your team to focus on higher-value work.

### Predictive AI: BI Suite

Business intelligence that surfaces insights before problems arise. Occupancy forecasts, rent optimization, delinquency prediction, and compliance risk alerts—all in real-time dashboards.

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### Three-Click Methodology

Every task in ExactEstate is designed to complete in three clicks or less. Your team spends less time clicking and more time managing properties.

## Questions We Get From AppFolio Operators

#### "Can I really switch without downtime?"

Yes. Our implementation team handles full data migration—residents, leases, ledgers, documents—in days, not months. We run parallel until you're confident.

#### "What about my existing workflows?"

ExactEstate was built by property managers. Our workflows match how you actually operate—not how software engineers think you should.

#### "Will my team need extensive training?"

Our three-click methodology means intuitive design. Most teams are fully productive within a week. Plus, we provide unlimited training and support.

#### "What if I have mixed programs?"

That's exactly where we shine. Layered subsidies, multiple programs per property, complex compliance—ExactEstate handles it all natively.

#### "How does support actually work?"

Real humans who understand affordable housing. G2 Best Support winner. No ticket queues—we pick up the phone and solve problems fast.

#### "Is the \$3/unit price really all-in?"

Yes. All features, all programs, all AI tools, full support, implementation included. No hidden fees, no minimums, no surprises.

## Ready to See the Difference?

Book a 20-minute comparison call with Fernando. No sales pitch—just answers to your specific questions about switching.

[fernando@exactestate.com](mailto:fernando@exactestate.com)

[exactestate.com](https://exactestate.com)

