



Buildium Is Excellent for Residential. Affordable Housing Is a Different Job.

ExactEstate is built from the ground up for LIHTC, Section 8, HUD, and Rural Development operators. Native compliance tools. Transparent pricing. Live in days.

Feature Comparison: ExactEstate vs. Buildium

| Feature | ExactEstate | Buildium |
|------------------------|------------------|-------------------------|
| Market Focus | Affordable House | Market-Rate Residential |
| TRACS Submission | Native | Not Available |
| TIC Generation | Native | Not Available |
| Voucher Reconciliation | Native | Not Available |
| HOTMA Compliance | Built-In | Not Available |
| AI Virtual Assistant | EEva (Included) | Lumina (Premium Only) |
| Open API Access | Included | Premium Tier Only |
| Implementation Time | Days | Weeks to Months |
| Ownership | Independent | RealPage / Thoma Bravo |

TRANSPARENT PRICING

\$3 /unit/month

All features included. No hidden fees. No upsells.
No feature gating.

Buildium Pricing

Essential: \$62/mo (50 units)

Growth: \$174/mo (50 units)

Premium: \$400/mo (50 units)

+ add-ons for AI, API, premium support

Affordable housing compliance is not a feature. It's the job.



AI COMPARISON

Lumina at Premium Tier. EEva at Base Price.

EEva (ExactEstate)

- Included at base \$3/unit price
- Compliance-trained for affordable housing
- Answers TRACS, TIC, HOTMA questions
- Assists with certifications and recerts
- Available to all users, day one

Lumina (Buildium)

- Premium tier only (\$400+/mo)
- General property management focus
- Market-rate residential workflows
- No affordable housing specialization
- Additional cost on top of base

Questions We Get From Buildium Operators

"Can ExactEstate handle my existing data?"

Yes. We migrate your properties, residents, financials, and compliance history. Most operators are live within days, not months. Our team handles the heavy lifting.

"What about my current accounting setup?"

ExactEstate includes full accrual accounting with compliance-aware GL mapping. Bank reconciliation, AP/AR, and financial reporting are all native.

"How does pricing compare long-term?"

\$3/unit/month, flat. Every feature included. No tiers, no add-ons, no surprises. A 200-unit portfolio costs \$600/mo with ExactEstate vs. \$400+ with Buildium Premium.

"Is there a contract or commitment?"

Month-to-month available. We earn your business every month. No long-term lock-ins required, though annual plans are available for additional savings.

"What kind of support do you offer?"

Phone, email, and chat support included. No premium support tier. Our team has real property management experience and understands affordable housing workflows.

"Who owns ExactEstate?"

ExactEstate is independent. We're not owned by RealPage, Thoma Bravo, or any PE firm. Our focus stays on operators, not investor returns.

Ready to See the Difference?

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

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