

## Convert PDFs Easily into Excel files

**It's impossible!** Those clever people who gave us *Dashflow*, that CRE investment appraisal app for everyone, have done it again. Not satisfied with one super-fast easy-to-use app, they have created another equally amazing app that converts frustrating PDF tenancy schedules into easy-to-handle Excel files. Welcome to *DF Converter*!

PDF property brochures are intrinsic to the powerful marketing initiatives that buy and sell commercial real estate. The brochures themselves are so aesthetically pleasing that we all love them. But, alas, they run directly counter to the industry's supposed embrace of data and its ever-more-costly efforts to structure data. PDF technology is the diametric opposite of structure and almost impossible to use by data processing software.

In regard to tenancy schedules, *DF Converter* now changes all that. In a test run of 20 CRE brochures with schedules using varying page layouts, fonts and colours, only one schedule refused to convert properly; and even if every converted file did require an extra minute or two for a quick check and a few tweaks, we were so happy we didn't care. So there you have it, the new app is not quite 100% perfect, but it works and will be what many have been waiting for.

**How is it done?** Techies will say it must be via some sort of OCR or Optical Character Recognition. But OCR is just a name. How did this little outfit succeed, when everyone else seems to have either avoided the challenge or failed miserably? Executive Chairman, Warren Kinston is tight-lipped. He says: "Dashflow customers have been asking for this since 2016 when we started out. I knew it wouldn't be easy, but we had to deliver, and the team seems to have come up with a winner, beyond even my expectations."

For you and I, it's much simpler—it's all done with a few taps. One tap to open the pdf in *DF Converter*, another tap or two on the one or two pdf pages containing the tenancy schedule, then a final tap on the "Convert" button. Then, wait 30-40 seconds, and the Excel file is presented for some easy cleaning and use.

Michael Molloy, Chief Technology Officer, says: "In financial modelling, data entry is a pain as well as a common source of errors. Copy and paste from a pdf page is time-consuming and frustrating. With the *Dashflow* importing feature, this source of error can be largely by-passed, but only if the schedule is formatted as an Excel file. So, till now, rent-rolls in PDF brochures were beyond the immediate reach of *Dashflow*—but *DF Converter* changes all that. Our customers love it."



**Availability:** *DF Converter* is currently available free from Apple's App Store as an add-on to *Dashflow*. It cannot be purchased separately.

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Further information: [info@intellect-automation.com](mailto:info@intellect-automation.com)

Webpage: [www.dashflowcre.com/pdfconverter.html](http://www.dashflowcre.com/pdfconverter.html)

## **Background**

The company which has developed *Dashflow for CRE* and *DF Converter* is Intellect Automation International (IAI), incorporated in Australia and operating globally. Warren Kinston is the Executive Chairman and Michael Molloy is the Chief Technology Officer. Dashflow serves all major CRE sector participants with super-fast, easy-to-do, safe and convenient transaction pricing and profitability. With the release of *DF Converter*, *Dashflow for CRE* is being re-named *Dashflow+ for CRE*.