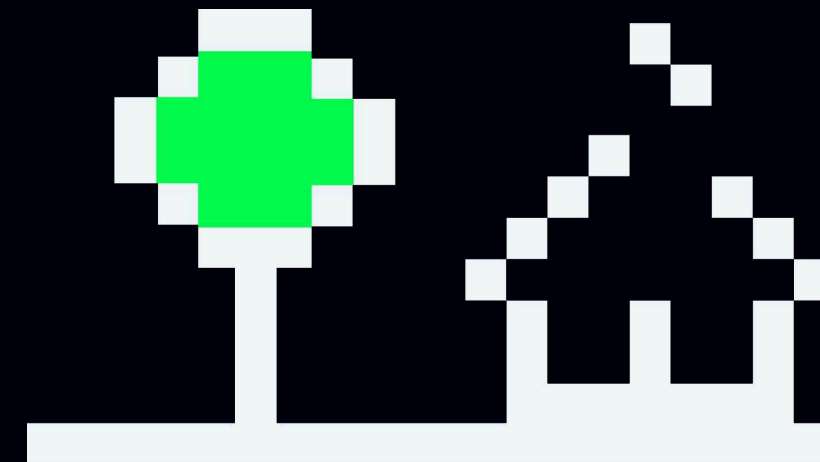# Tedly

One platform to manage, lease, and improve Properties

Powered by AI

The Real Problem for Property Managers

4+ tools to manage rent, repairs, and applicants

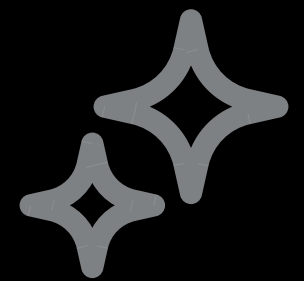**$350+/mo** in software costs

20–25 hours/month chasing rent, vendors & screenings

One Platform, Built for Property Managers

$49/mo — manage rent, leases, repairs & applicants

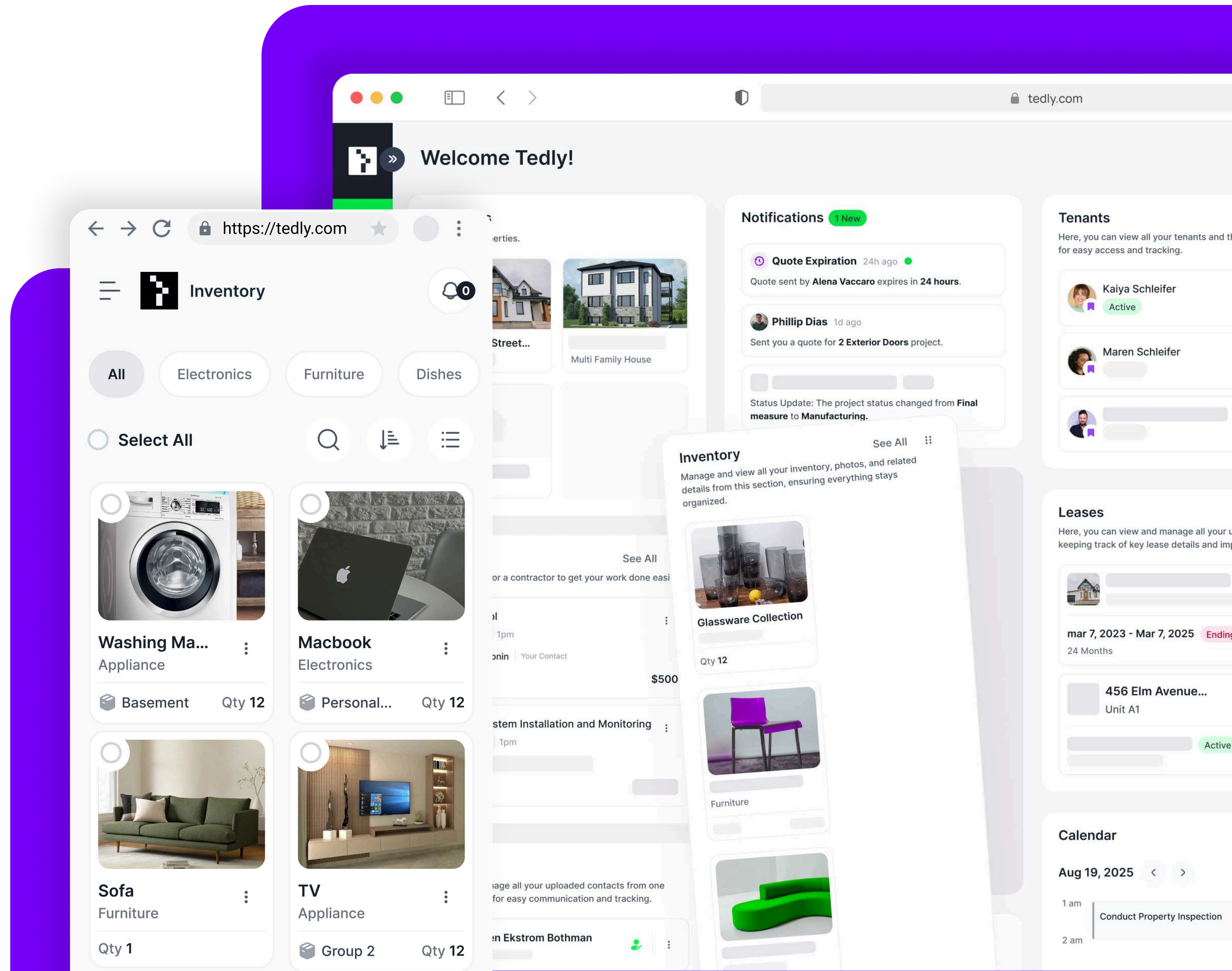**AI** follows up on rent and repair requests

Collect tenant applications with **one link** — **AI** screens them instantly

Tedly

Product

Centralized Property Operations

- Lease & tenant management

- Automated rent collection & reminders

- AI-powered follow-ups

- Inventory tracking & move-in photo logs

Product

Smart Projects & Applicant Tracking

- Track and screen tenant applications with AI

- Match with contractors in 24–48 hours

- Receive & compare renovation quotes

- Monitor project status & vendor activity
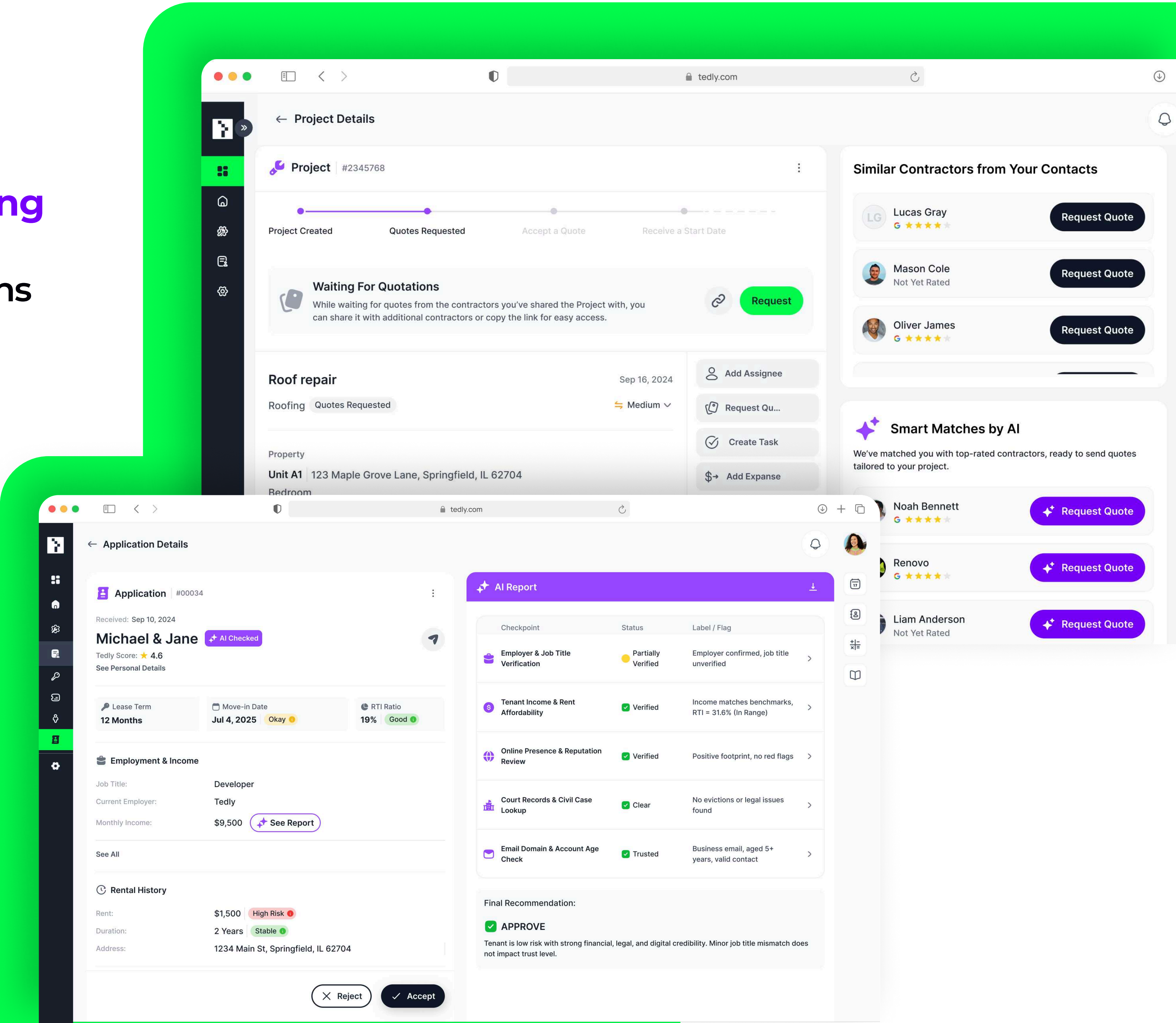
AI-Powered Agents
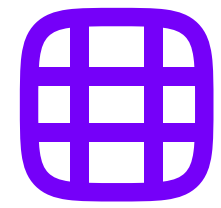
Collects rent and handles follow-ups

Screens tenant applications instantly

Matches you with the **right contractors**
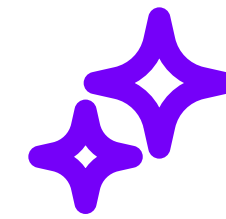
Auto-generates inventories from photos

AI = Smarter Property Management at Scale

Use Cases for Property Managers

Track leases, payments, and tenants in **one dashboard**

Instantly screen tenants with **AI** — verify job, income, history

Collect and **compare** tenant applications from any listing

Get contractor quotes, track work, and **stay on budget**

Tedly

Business Model

Main Revenue

Property Managers – $49/mo

Our core audience. High-retention, recurring revenue.

Bonus Revenue

Property managers **fuel the growth loop** — bringing in investors ($19/mo), contractors ($49/mo), renovation fees (5%), and payment fees (0.5%).

Why it scales:

The product is **fully built**. Growth is baked in.

Core Market

Main Revenue

Property Managers – 10M+ (US & Canada)
Primary users. High-value, recurring revenue segment.

Extended Market

Property managers **unlock access** to homeowners (100M+), contractors (700K+), renovation projects ($608B/year), and rent transactions ($3.8B/year).
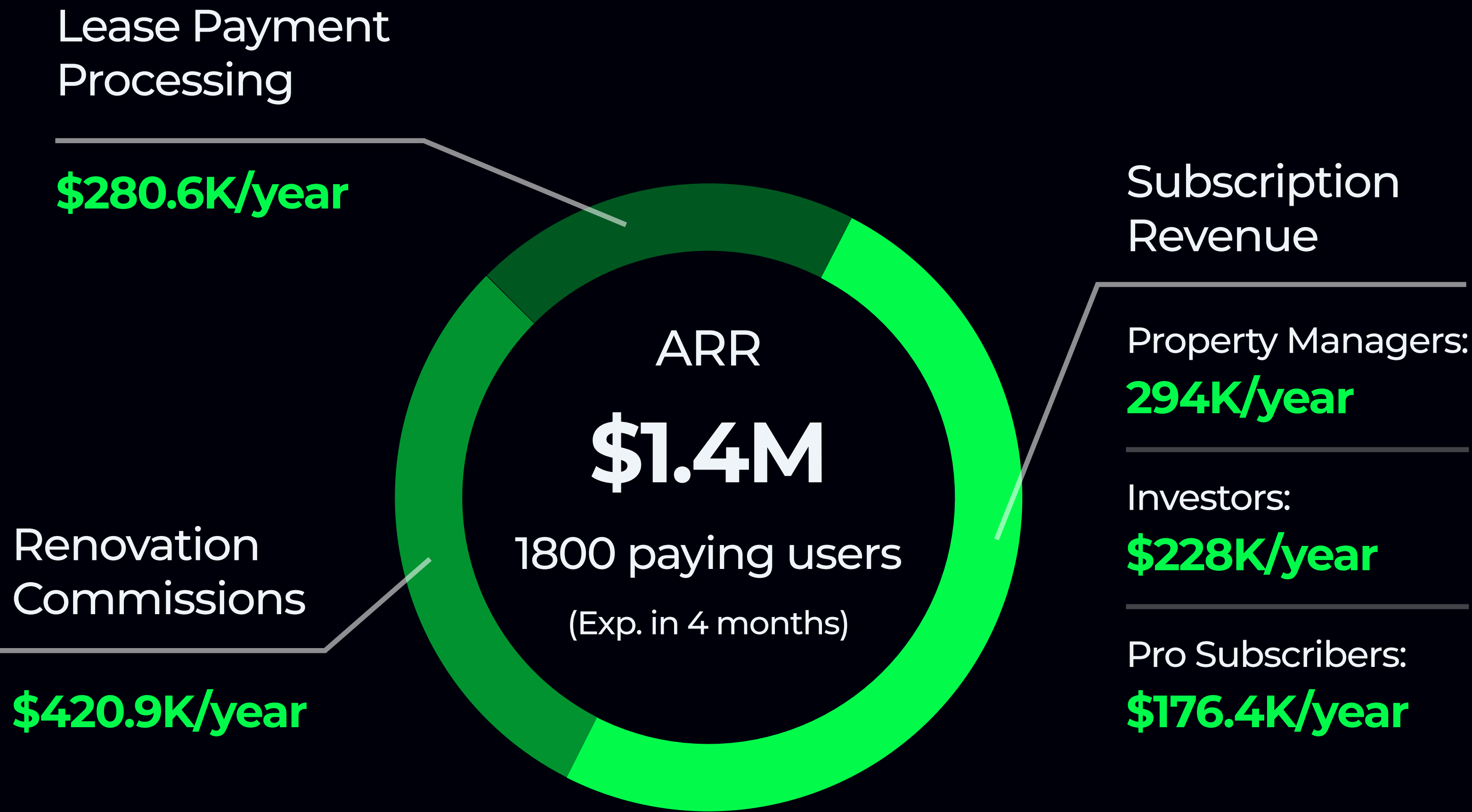
Why it matters:

Focused entry, massive spillover potential.

Boston

Toronto

Los Angeles

Miami

United States   Canada

Business **Value**

Lease Payment Processing

$280.6K/year

Renovation Commissions

$420.9K/year

ARR

$1.4M

1800 paying users

(Exp. in 4 months)

Subscription Revenue

Property Managers:
294K/year

Investors:
$228K/year

Pro Subscribers:
$176.4K/year

$1.4M ARR
Valuation at **8x = 11.2M**

In 3 years
100M+

Why Us | Real Team Real People

Arthur

CEO / Co-Founder / 1 exit
10+ years real estate investment
experience

Art

Angel Investor/ Co-Founder
20+ years of industry experience

Edgar

CPO / Co-Founder
10+ years of fintech experience

Levon

CTO
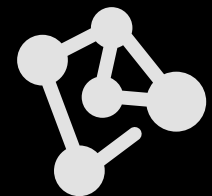10+ years of tech experience

Armen

Tech Advisor / 3+ exits
15 years Startups experience 1bln exit

Eduardo

Advisor / Property Manager
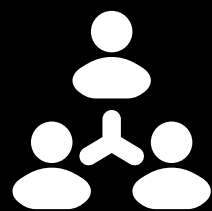Leading 5K+ Members Real Estate
Investors Club

Go-To Market

Virality & Network Effects

Users invite others: tenants → landlords → contractors. Each gets platform credits.
Example: A landlord adds a plumber who invites an electrician.

Investor Network

Leverage Wealth Genius (5,500+ members) via webinars and beta access to build trust and user base.
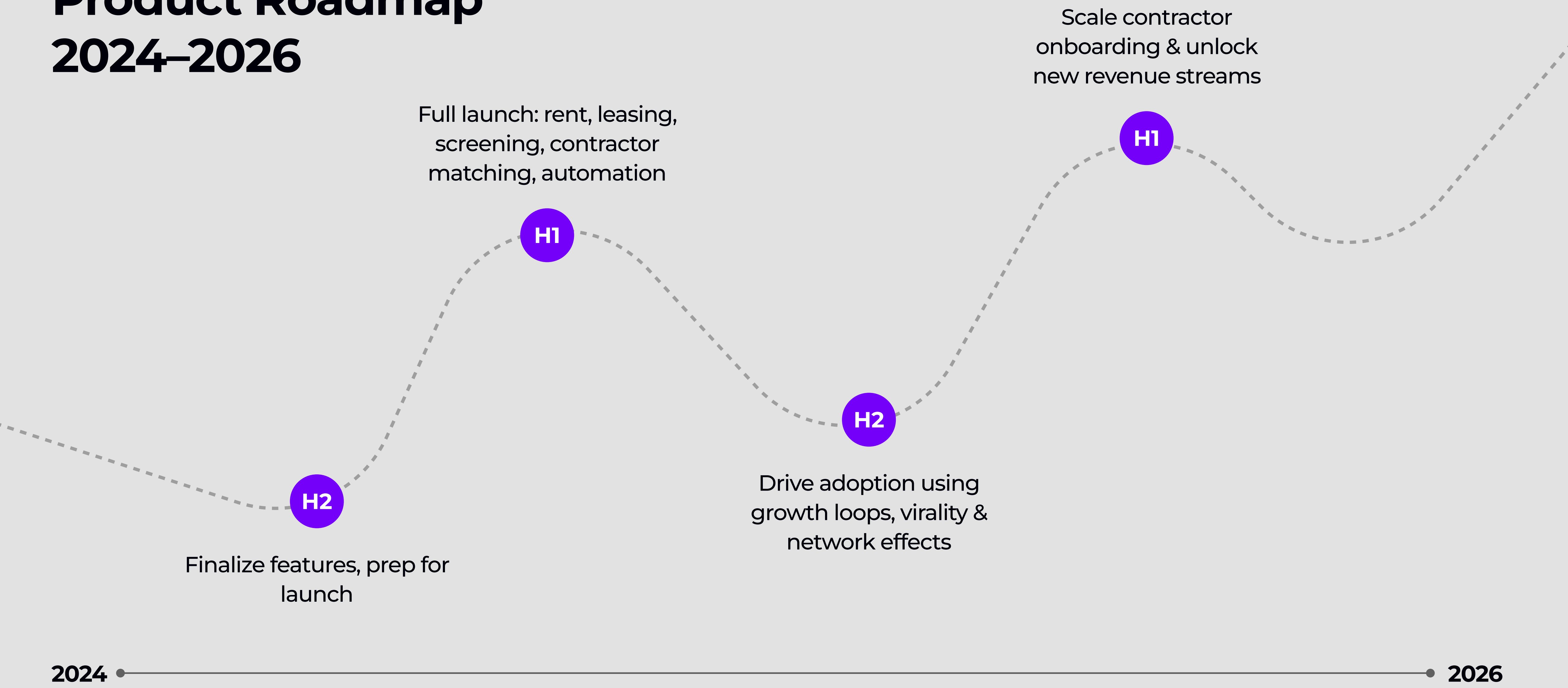
Community-Led Growth

Engage on BiggerPockets, Reddit, and real estate forums. Share AI tips, answer questions, and drive traffic.
Attend key events (e.g., Web Summit, Startup Grind) to gain visibility and leads.

Product Roadmap 2024–2026

Scale contractor onboarding & unlock new revenue streams

H1

Full launch: rent, leasing, screening, contractor matching, automation

H1

H2

Drive adoption using growth loops, virality & network effects

H2

Finalize features, prep for launch

2024 ———————————————— 2026

Tedly

We're Raising
$2M Seed Round

We're raising $2M to accelerate platform growth and scale adoption among homeowners, property managers, and independent landlords.

Valuation: $11.2 million pre-money

Runway: 18 months

Previous Round $250K angel investment (Nov 2024)

100M+ In 3 years

Use of Funds:

■ **Customer Acquisition**
Reach 6,000 homeowners & 1,000 contractors through targeted campaigns.

■ **Smart Automation Expansion**
Automate communication, scheduling, and workflows to reduce costs.

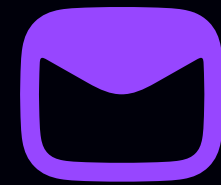■ **Development of Native Mobile Apps**
Launch iOS & Android apps for homeowners, property managers, and contractors.

■ **Pro Tools for Service Providers**
Build automated estimating, quoting, and job management features.

Contacts

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Tedly