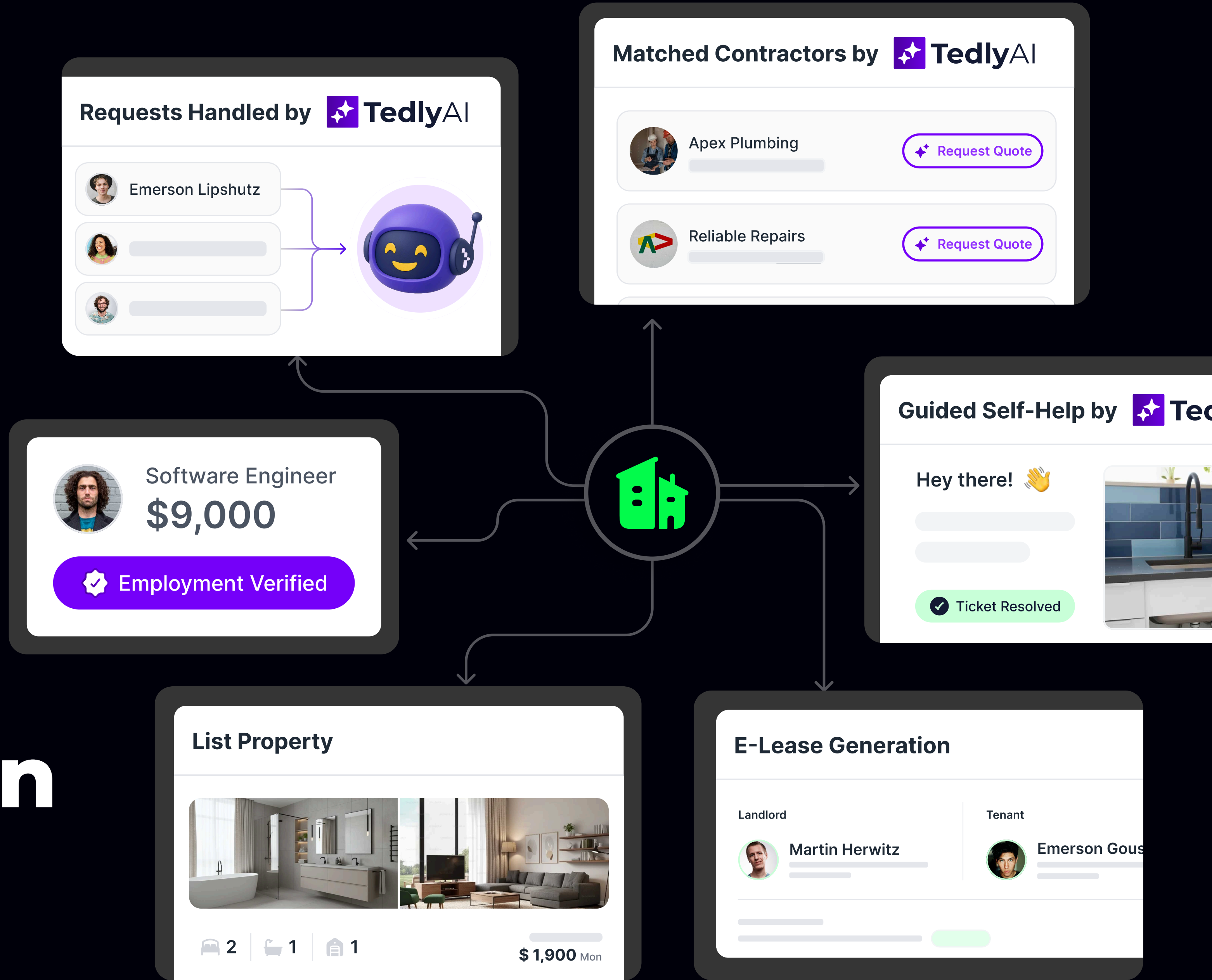


# Property Management on Autopilot



# Team



**Arthur** 

CEO / Co-Founder  
**12 yr** Real Estate Investor



**Edgar** 

CPO / Co-Founder  
**10 yr** Fintech Leadership



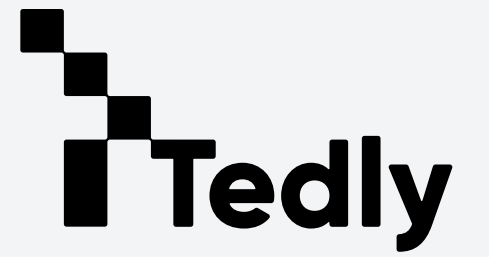
**Art** 

President / Co-Founder  
**23 yr** Construction Business

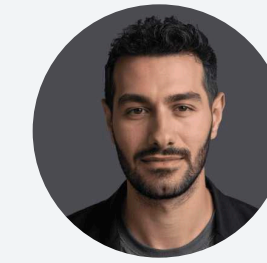


**Tonia** 

CTO / Lead Developer  
**7 yr** SaaS Engineering



# Advisors



**Armen** 

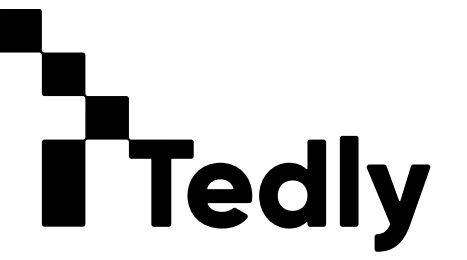
Tech & AI / 3+ Exits, 15 Years  
Startup Experience



**Eduardo** 

Property Manager  
Leader of 5K+ Members Real  
Estate Investors Club

# Problem



✘ Listing a rental property and finding the right tenant takes **8 to 10 hours**, with an accuracy rate of **45%**. A wrong choice can cost, on average, **\$5,000** in damages and lost rent.

✘ Landlords **spend hours** each day on tenant requests and see their operational costs **increase 60%** or more just to keep up.

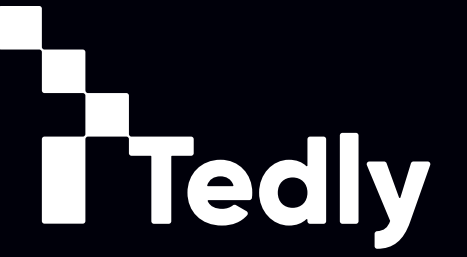
# Solution



We offer a unified property management solution that **does**  
✓ **the work** for landlords **in minutes, reducing**  
**operational** costs multiple times.



# Product



**Application** #00034

Received: Sep 10, 2024

**Maren Mango** **Score | 87/100**


2 Occupants | Agent: Ryan

Desired Lease Term: **1 Year** | Move-in Date: **Jul 4, 2025** | RTI Ratio: **19%** | **Good**

Parking Included **\$500/month**

**Employment & Income** **Verified With The Employer**

Status: [Redacted]  
Job Title: [Redacted]  
Employer: [Redacted]  
Monthly Gross Income: [Redacted]  
Duration: [Redacted]



**Tenant Screened**

**Unit A1** Elmwood Residences

**Rent Amount \$1200**

Landlord: **Martin Herwitz** (Self Owned)  
Tenant: **Emerson Gouse**

lease Duration: **May 20, 2024 - Sep 20, 2024**

Lease Term	Charged At	Pay Rent	Occupants
3 Months	1st	Monthly	3

Security Deposit: [Redacted]

Signs **3/3**

Martin Herwitz Signed 02/02/2024

**Lease Generated**

**Income** #S2345768 Sep 10, 2024

**Mar 1, 2025** Received

Rent

Property/Unit: **Unit A1**

From **+ \$2,000**  
\$2,000

**Payment Log**

Date	Method	Amount
[Redacted]	Credit Card	\$1,000
[Redacted]	Credit Card	\$1,000

**Rent Collected**

# Product

#R2345768  
Sent: Sep 10, 2024 Emergency


**Light Fixture Out** In Progress

Description

Location:

Martin Lipshutz

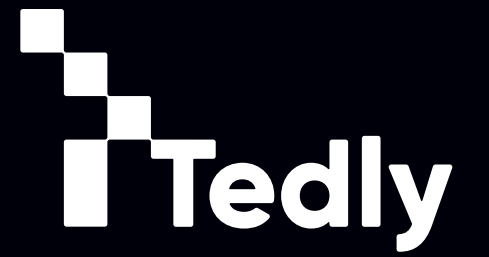
Attachments



Actions

- Request More Info
- Send Self-Help Guide
- Assign to Myself
- Assign to Contractor
- Find a Pro

## Tenant Request



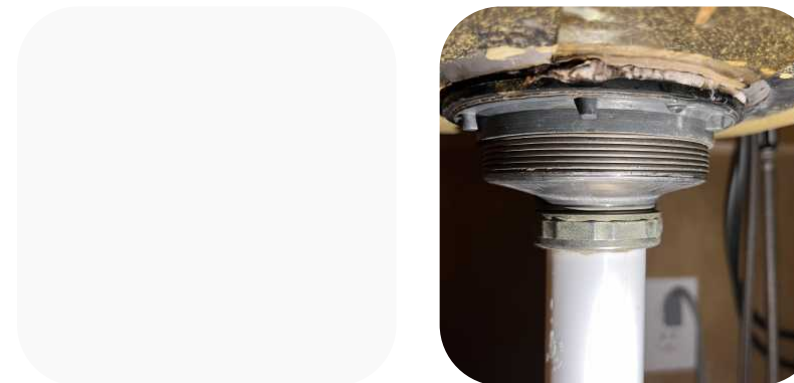
### Self-Help Guide by TedlyAI



Hey there! 🙌

Thanks for reporting the leak. Here's what you can do while you wait for help:

1. Find the source of the leak if you can safely see it.



2. Put a bucket, bowl, or towel under the leak to catch water.



## Guided Self Help

### Matched Contractors by TedlyAI

Recommended

Noah Bennett  
4.8 (76) Website Request Quote

Renovo  
4.8 (76) Website Request Quote

Liam Anderson  
Not Rated Website Request Quote

Looking for more contractors ...

## Find & Assign a PRO

# Market



Beachhead Target:

**30,000** Users

Target Users:

**~3M Landlords**

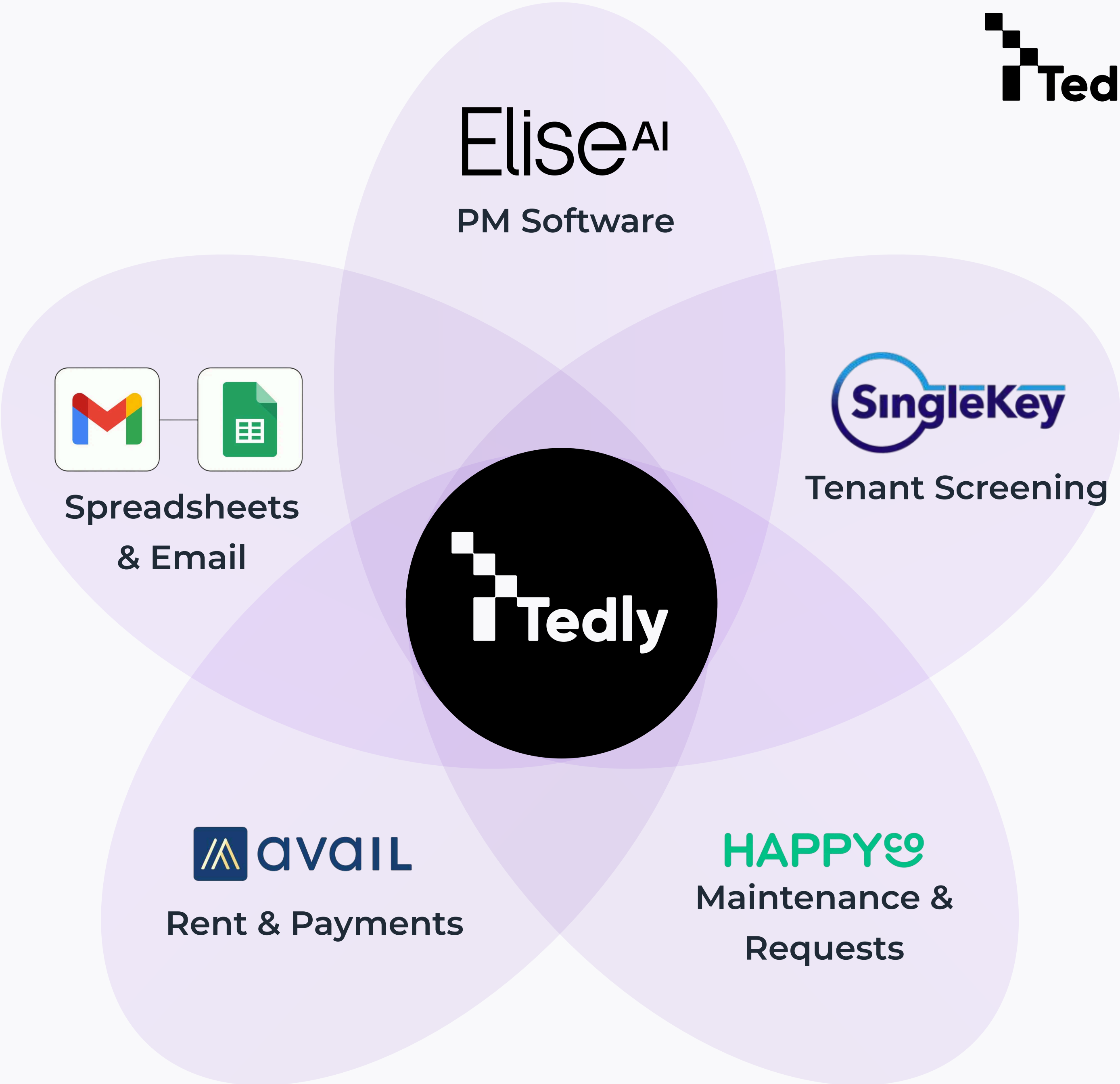
Total Market:

**~60M Rental Units**

A stylized map of the United States and Canada is shown in white against a black background. The map is framed by a dark, leafy tree silhouette. The text "US & Canada" is written in bright green below the map.

**US & Canada**

# Competitive Landscape



**Tedly Unifies 5 apps**

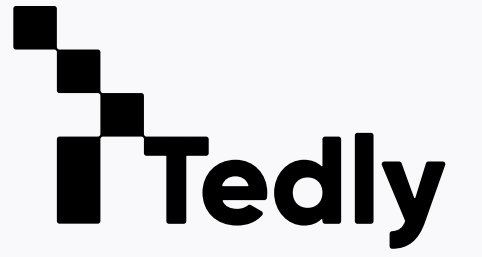
# Competitive Landscape



**Most tools cover pieces - Tedly automates the end-to-end workflow.**

Capability	Tedly	DoorLoop	EliseAI	HappyCo	MagicDoor
Comparison Linn	AI Native PM Platform	Traditional PM SaaS	AI Vertical Overlay	Maintenance & Operations	AI Native PM
Structural Limitations	Emerging Category	Execution Remains Human driven	Not a Full Lifecycle Platform	Limited Lifecycle Scope	Emerging Category
Founding	~\$0.4M	~\$130M	~\$74M	~\$392M	~\$6.5M
SMB Focus	High	High	Mid	Mid	SMB
Operational Complexity	Low	Medium	High	Medium	Low
Listings & Syndication	✓	✓	✓	—	—
AI Tenant Screening	✓	—	—	—	✓
Lease Execution	✓	✓	—	—	✓
AI Requests Management	✓	—	—	✓	✓
Contractor Coordination	✓	—	—	—	—
AI Task Assistance	✓	✓	✓	✓	✓
AI Workflow Automation	✓	—	✓	✓	✓

# Business Model



5-100 units

**\$2.5** / unit

101-300 units

**\$2** / unit

301+ units

**Custom**

One landlord managing **100** units x **\$2.50** per unit = **\$250**/month

## Direct Access Channels

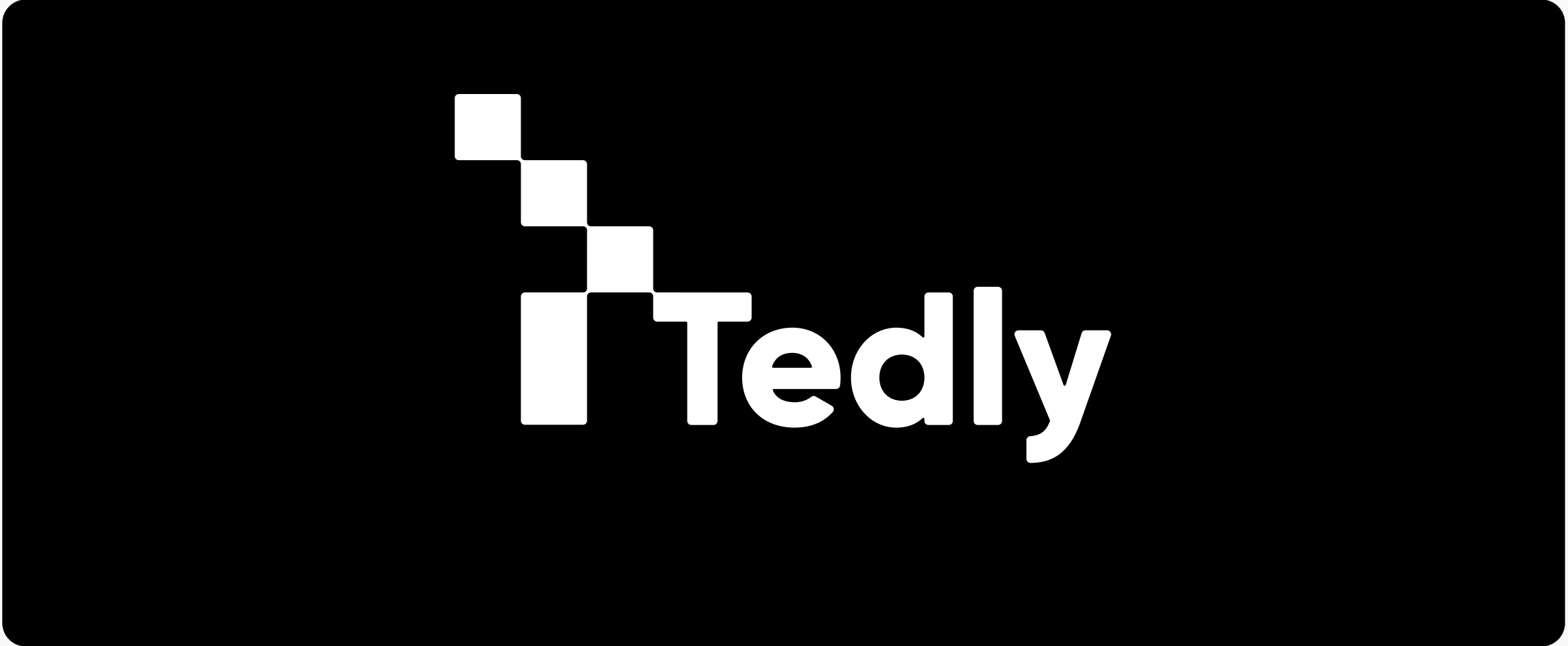
- Wealth Genius Intros
- PM & Landlord Networks
- Reddit & FB Groups

## Ecosystem Virality

- Landlord → Tenant Loop
- Tenant → Contractor Pull
- Network Effect Referrals

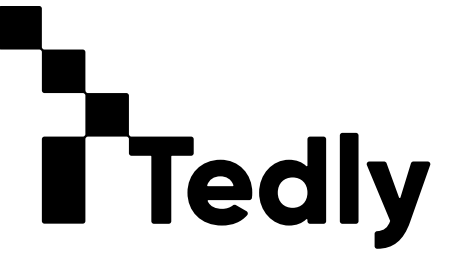
We scale through the networks we already operate in.

# Confirmed demand for AI automation layer



**We onboarded early design partners live at Wealth Genius**

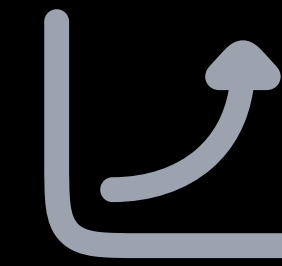
# Early Proof & Future Growth



- **50+** Onboarded PMs

- **20** Active Daily Users

- **400** Units Managed



On track for

**\$5K+ MRR**

near-term as active  
users upgrade

# Funding & Milestones



Raising: **\$750K** Pre-Seed

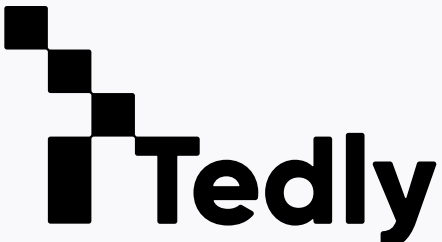
## Use of Funds:

- Product - 50%
- Go-To-Market - 40%
- Marketplace - 10%

## 18-Month Targets:

- ✓ 1,000 Users (~\$1M ARR)
- ✓ Mobile app live
- ✓ Expanded AI automation stack

# Contacts



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**arthur@tedly.com**



Phone Number  
**+1 647 518-9859** | Arthur (CEO)



Website  
**www.tedly.com**