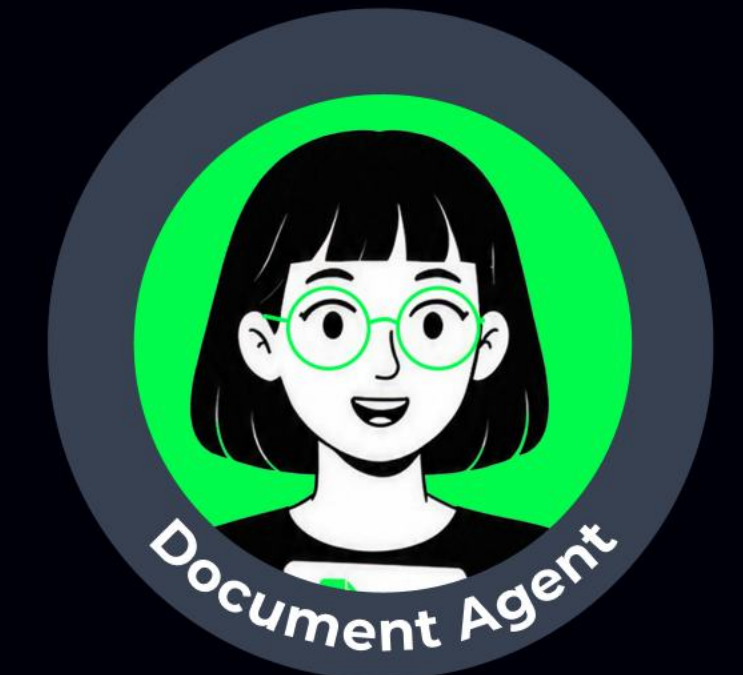
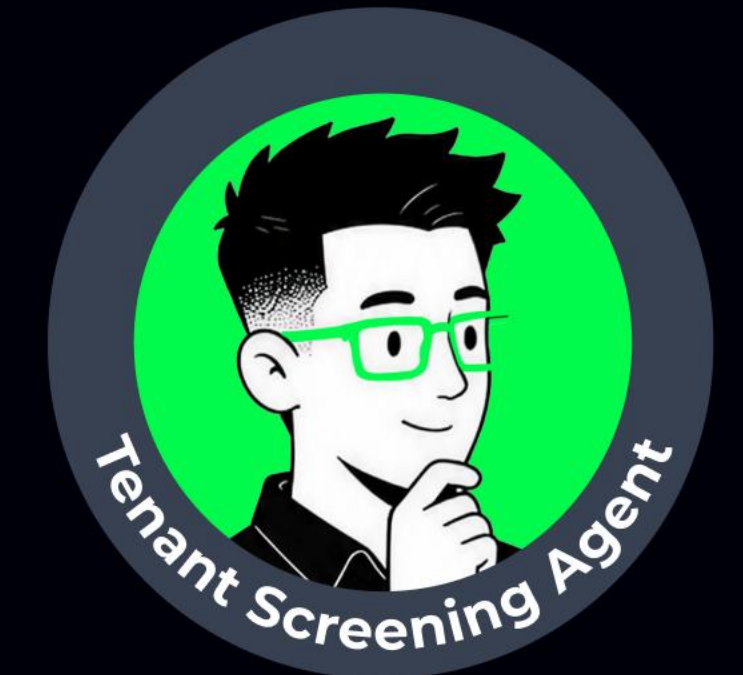




The **AI Operations Team** for Property Management

AI agents run tenant requests, leasing, payments, maintenance end-to-end.



Problem



Property management is still human-run

- ✗ Higher operating costs
- ✗ Costly tenant decisions
- ✗ Missed tasks and revenue
- ✗ Slow response times



Solution



Lower costs. Faster operations.

More scalable portfolios.

Tedly reduces operating costs, saves time, and helps property managers scale without adding staff.

-  Lower operating costs
-  Up to 90% less manual work
-  Faster response times
-  Higher Net Operating Income



Product

From vacancy to rent collected

— handled by agents

Application

#00034

Received: Sep 10, 2024

Maren Mango

2 Occupants

Agent: Ryan

Score

87/100

See Details

Desired Lease Term

Move-in Date

RTI Ratio

1 Year

Jul 4, 2025

Moderate

19%

Good

Parking Included \$500/month

Employment & Income

Status:

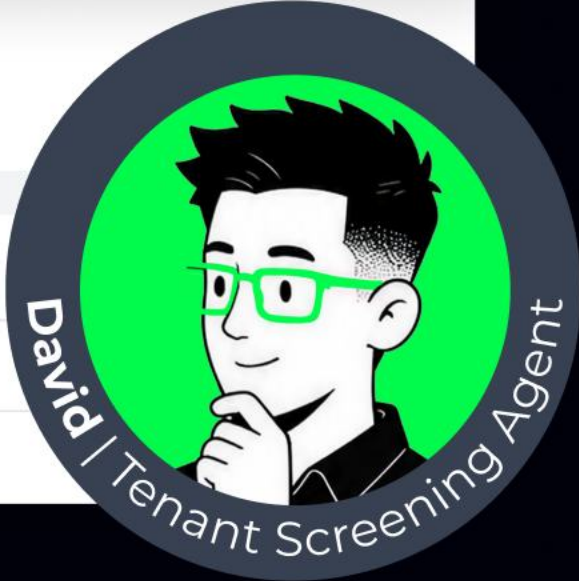
Job Title:

Employer:

Monthly Gross Income:

Duration:

✓ Verified With The Employer



Tenant Screened

Unit A1

Elmwood Residences

Rent Amount

\$1200

Landlord

Tenant

Martin Herwitz (Self Owned)

ID:

DOB:

2

Emerson Gouse

Lease Duration

May 20, 2024 - Sep 20, 2024

Renew Terms

Lease Term

Charged At

Pay Rent

Occupants

3 Months

1st

Monthly

3

Security Deposit



Lease Generated

Income

#S2345768

Sep 10, 2024

Mar 1, 2025

✓ Received

Rent

Property/Unit

Unit A1

From

+ \$2,000

\$2,000

Payment Log

+ Add Payment

Credit Card

\$1,000

Credit Card

\$1,000

Rent collection activated

Product

From tenant request to resolution - handled by agents

#R2345768
Sent: Sep 10, 2024 Emergency

Light Fixture Out In Progress

Description

Location:

Actions

Request More Info

Send Self-Help Guide

Offer Tenant Self-Fix

Assign to Myself

Assign to Contractor

Find a Pro

Martin Lipshutz

Hi, the hallway light fixture stopped working. I already changed the bulb, but it still won't turn on. Can someone take a look?

3:09pm

Caleb | Tenant Reuest Agent

Thanks, Martin - I received your request. Since the bulb was already replaced, this may be a switch, breaker, or fixture issue. I'll send you a quick safe checklist first. If that doesn't solve it, I'll assign a verified pro.

2:45pm

Write a message

Caleb | Tenant Screening Agent

Tenant request received

Tenant Request Action Log

9:30pm

Tenant request received

9:32pm

Issue analyzed by tenant request AI agent

9:36pm

Self-Guided help sent

Self-Help guided.pdf

1. Turn off the light

2. Wait to cool

3. Tighten and secure

STEP 1: TURN OFF LIGHT

STEP 2: WAIT TO COOL

STEP 3: TIGHTEN AND SECURE

Guided self-help offered

Find the Best Contractors with TedlyAI

I'll find the best contractors for your project in seconds.

Start AI Match

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

Most tools help manage work.
Tedly gets the work done.

Today you are the integration

 Email inbox

 Spreadsheets

 Phone calls

 Listing sites

 Screening service

 E-sign app

 Payment portal

... and your evenings



Tedly one operational system,
run by AI agents



- Listing
- Tour
- Screening
- Lease
- Rent
- Maintenance
- Support
- Renewal

Market

We focus first on landlords and property managers managing 20-200 units.

30,000 users

beachhead target

This beachhead target puts Tedly on a path to **\$100M ARR** within a couple of years.

1M landlords · 60M rental units



US & Canada

Per-unit SaaS with **expansion revenue**

5-100 units

\$2.50 / unit

101-300 units

\$2 / unit

301+ units

Custom

Expansion revenue:

AI automation tiers, tenant screening, rent payments, contractor coordination, marketplace fees

- **20** Design Partners

- **400** Units Represented

- Direct Access to
- **Landlord & PM Communities**



\$5K MRR in 3 months

Direct Access Channels

- WealthGenius intros
- PM & landlord networks
- Reddit & Facebook groups
- Landlord → tenant → contractor loop

Team

Operators, not tourists



Arthur 

CEO / Co-Founder
12+ years real estate investor,
developer, and operator



Art 

President / Co-Founder
23+ years construction busin
ess owner



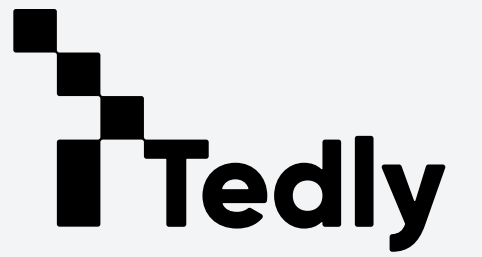
Edgar 

CPO / Co-Founder
10+ years fintech and
product leadership

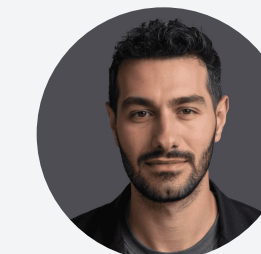


Arman 

CTO / Lead Developer
5 yr Software Engineering



Advisors



Armen 

Tech & AI / 3+ Exits, 15 Years
Startup Experience, \$1B+ Exit



Eduardo 

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

Funding & Milestones

Raising **\$750K** pre-seed

Use of Funds:

- Product + AI Operations - 50%
- Go-to-Market - 40%
- Contractor Marketplace - 10%

18-Month Targets:

- ✓ Convert design partners into paid customers
- ✓ Launch mobile experience
- ✓ Expand AI operations team capabilities
- ✓ Grow managed units and repeatable GTM
- ✓ Build a clear path toward ~\$1M ARR



Tedly gives property managers an AI operations team that handles the work end-to-end.



Arthur Dilanyan

CEO / Co-Founder



Email Address

arthur@tedly.com



Phone Number

+1 647 518-9859

Arthur (CEO)



Website

www.tedly.com