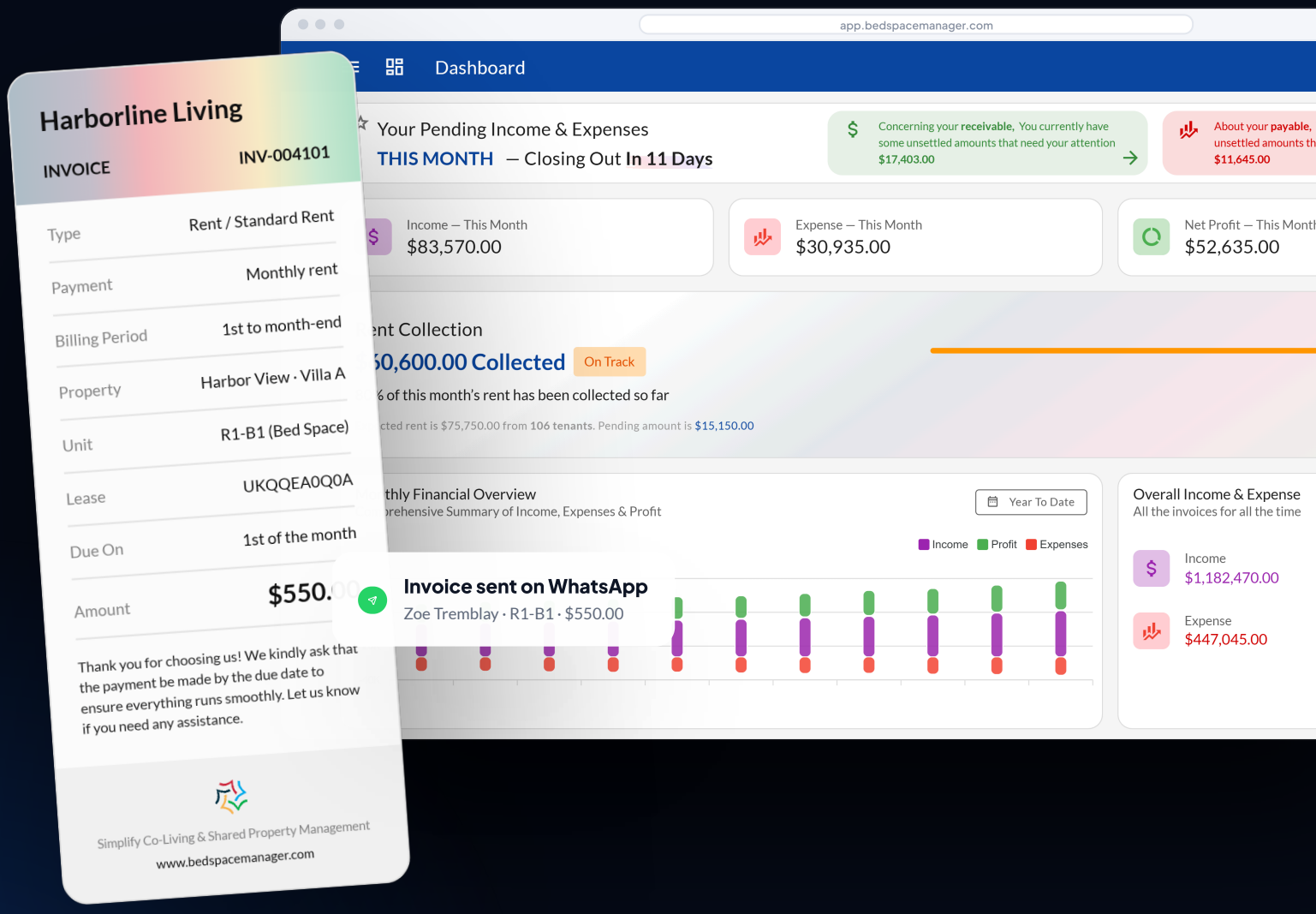
Bedspace Manager

PRODUCT BROCHURE

The complete platform for your monthly rental business.

Bed-level property management for bedspaces, PGs, student hostels, staff accommodation, labour camps and co-living. Every bed tracked, every invoice sent to WhatsApp automatically, the whole business on your phone.



iOS · Android · Web
Same features everywhere

From $15 a month
About 50 cents per lease

14-day free trial
No credit card needed

WHY WE BUILT IT

In shared living, the bed is the business. Everything else follows from that.

One room can hold four tenants with four move-in dates, four rents and four billing cycles. Software built for apartments assumes one tenant per unit, so most operators end up on Excel and WhatsApp. Bedspace Manager starts from the room with four beds.

Room 204 Partition room · 4 beds — ILLUSTRATIVE

Bed A	Bed B	Bed C	Bed D
$550	$500	−$18 / day	$600
Moved in on the 3rd	Moved in on the 17th	Empty since the 9th	Moved in on the 22nd
Calendar cycle	First month prorated	Counted as lost revenue	Custom 30-day cycle

3/4 beds occupied — $1,650 billed this month — 75% occupancy

WHERE THE SPREADSHEET GIVES UP

01 **Mid-month move-ins**
Proration formulas break when someone moves in on the 17th.

02 **Rooms aren't beds**
Tools built for apartments give one lease per unit.

03 **Invoices typed by hand**
Plain chat messages, no branding, no record, more disputes.

04 **Chasing rent**
One chat at a time, every month, for every tenant.

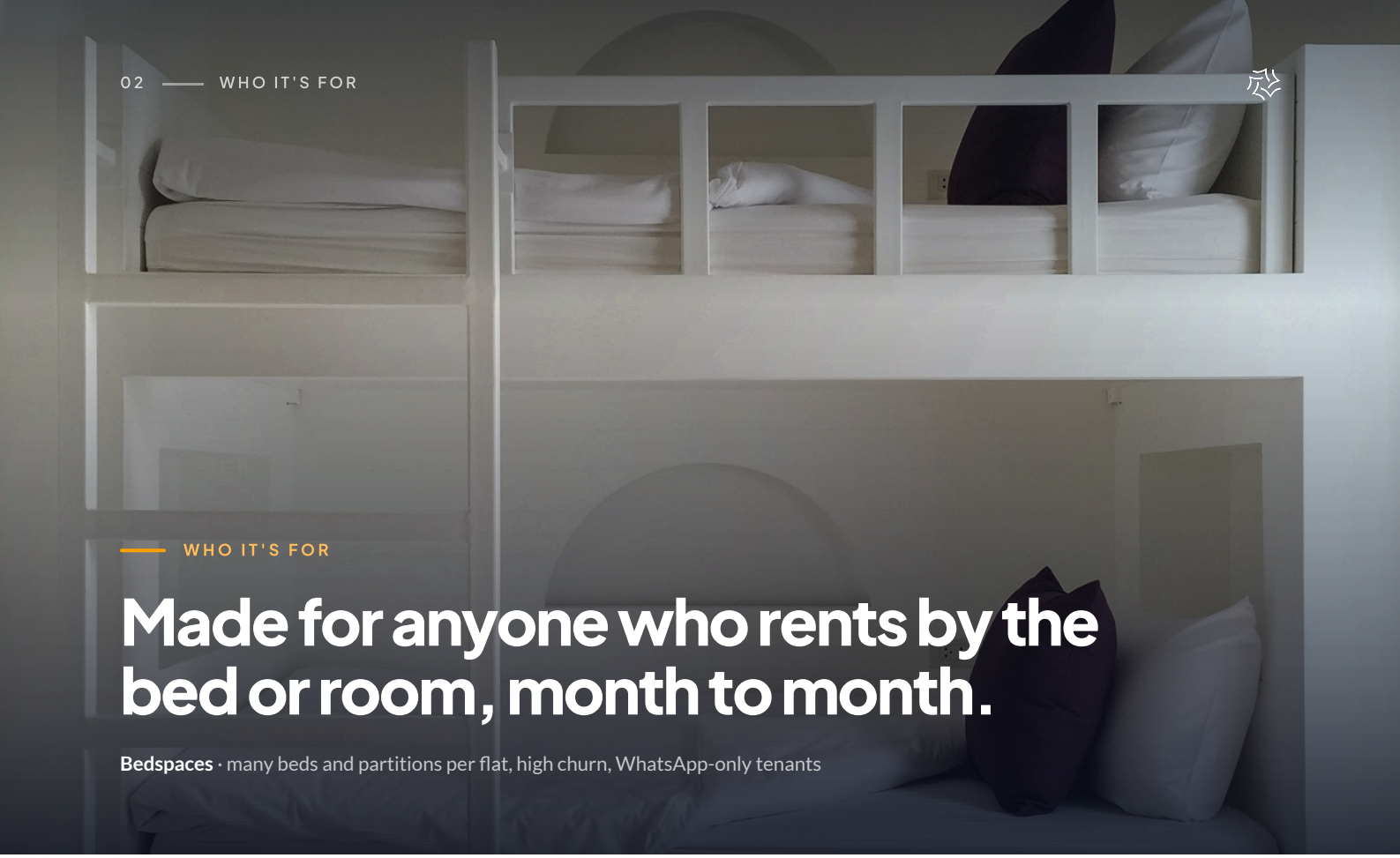
05 **Empty beds you can't see**
Vacancies across buildings quietly cost money every day.

06 **Maintenance in personal chats**
Lost photos, duplicate complaints, forgotten tickets.

WHAT CHANGES

Occupancy	~~Counted by hand~~	Live, per bed, unit and property
Billing	~~A calculator for every move-in~~	Automatic, proration built in
Invoices	~~Typed into a chat~~	Branded PDFs on WhatsApp, monthly
Records	~~One deleted row and it's gone~~	Voided, never deleted

Generic tools track rooms. We track beds.



WHO IT'S FOR

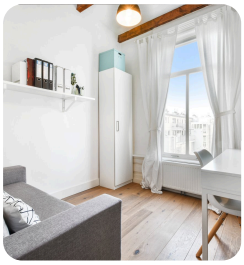
Made for anyone who rents by the bed or room, month to month.

Bedspaces · many beds and partitions per flat, high churn, WhatsApp-only tenants



PGs and paying guests

Owner-run and phone-first, with monthly fees and extras.



Student hostels

Term intakes, mass move-ins, Excel tenant import.



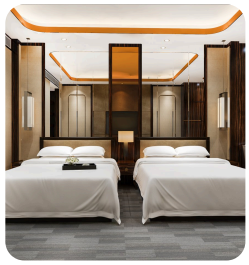
Staff housing and labour camps

Hundreds of bunk beds across buildings and floors.



Co-living

Multiple sites, a brand to protect and a team with roles.



Shared housing and HMOs

Room rentals with several tenants under one roof.

BEST FIT

20 to 200 beds across **2 to 10 properties**, outgrowing Excel. Scales past 500 beds.

ANYWHERE

Any country Google Maps covers. Currency and time zone are set from your country.

BY DESIGN

Monthly rentals only. No nightly bookings, so the monthly engine does exactly what you need.

THE PLATFORM

One app, from your first property to month-end. No spreadsheets in between.

01

Set up

Name the business, pick your country, add properties and units. Under 30 minutes.

02

Lease every bed

Each bed gets its own lease, rent and cycle.

03

Bill automatically

Invoices are created every month and sent to each tenant's WhatsApp.

04

See everything

Business Atlas, a 17-widget dashboard, the calendar and monthly reports.

SIX THINGS WE BUILT IT AROUND

7 UNIT TYPES

Bed-level inventory

Private room to loft partition, plus 4 bed types, with per-bed leases.

2 LEASE CYCLES

Monthly billing done right

Calendar or Custom, automatic proration, 3 recurrence timings.

0 TENANT APPS

WhatsApp-native

Monthly invoices, reminders and maintenance arrive in WhatsApp.

3 PLATFORMS

Mobile-first

Full iOS and Android apps plus web, built for walking a property.

6 LEVELS DEEP

Owner-level visibility

City down to the unit in Business Atlas, plus 17 widgets.

0 DELETES

Books you can trust

Invoices, leases and transactions are voided, never deleted.

BED-LEVEL INVENTORY

Know which beds are empty right now, and which free up next.

app.bedspacemanager.com/units

Number	Property	Rent	Deposit	Non-Ref. De
R1-B1 Bed Space / Bunk	Multi-Tenant Harbor View · Villa A East Riverside, Austin Zoe Tremblay +1 (346) 521-5534 UKQQEA0Q0A Bill on 1st — Monthly $550.00	$550.00	$550.00	$150.00
R1-B2 Bed Space / Bunk	Multi-Tenant Harbor View · Villa A East Riverside, Austin Olivia Miller +1 (346) 790-6739 CZUN31HX6Q Bill on 1st — Monthly $500.00 Move-Out in 9 days	$550.00	$550.00	—

Every bed is its own unit, with its tenant, lease, rent, deposit and status in one row.

A property is either leased whole or split into units that are leased one by one, so occupancy is exact at every level of the hierarchy.

CITY
Austin, TX

PLACE
East Riverside

BUILDING
Harbor View Residence

FLOOR
Level 1

PROPERTY
Harbor View · Villa A

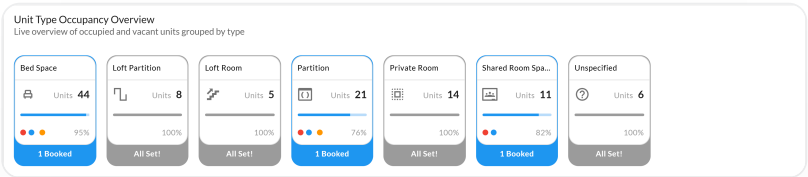
UNIT
R1-B1 · Bed space, bunk

7 UNIT TYPES

Private Room · Bedspace · Partition · Loft Partition · Loft Room · Shared Room Space · Unspecified

4 BED TYPES

Single · Double · Bunk · Unspecified



Unit-type occupancy, live on the dashboard. Add properties in bulk and pin them with Google Places.

MONTHLY BILLING

Someone moves in on the 17th. The maths is already done.

Pick the cycle that matches how you charge. Mid-month move-ins are prorated automatically, by actual days or a 30-day month.

Calendar

1st to month-end

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

First invoice, 17th to 30th — **$600 × 14 / 30 = $280**

Custom

30 days from move-in, rolling

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

Every invoice, 17th to 16th — **$600, no proration**

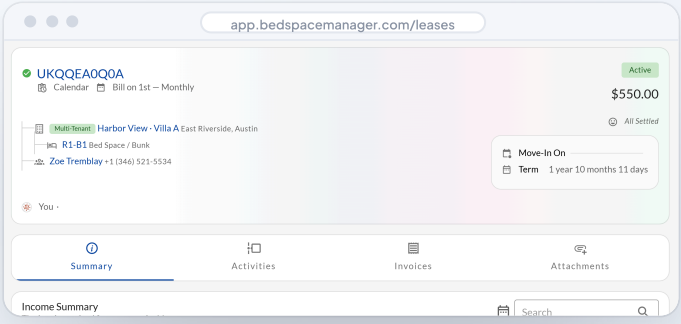
ILLUSTRATIVE: $600 RENT IN A 30-DAY MONTH

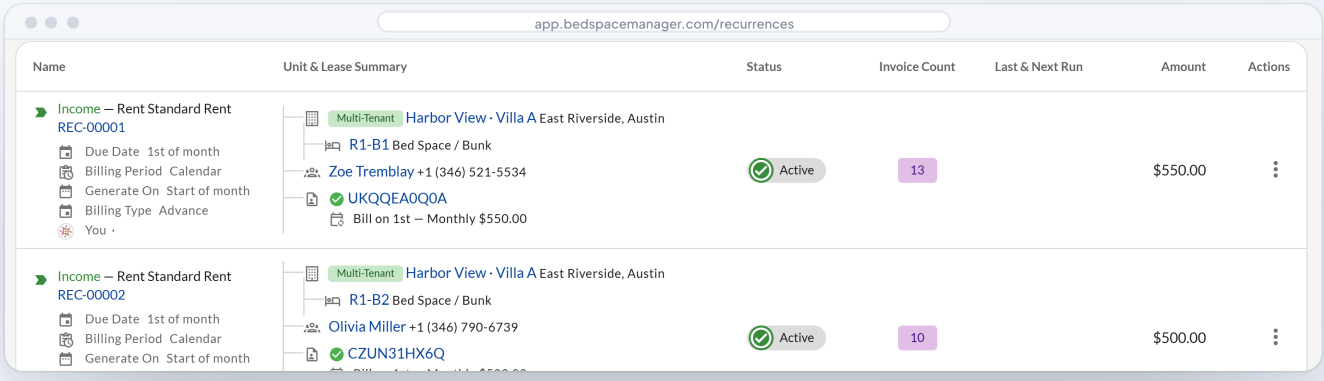
Recurring income and expenses

Set a rule once. Invoices are generated every cycle, in arrears, for the current month or in advance.

Every lease change, on record

- ✓ **Change rent** from the next cycle
- ✓ **Extend** when a tenant stays on
- ✓ **Mark complete** on any move-out date
- ✓ **Void**, never delete





Recurrence rules: each one generates its lease's invoice every month on its own.

AUTOMATIC MONTHLY INVOICES ON WHATSAPP

Every tenant gets their invoice on WhatsApp. Every month, without you lifting a finger.

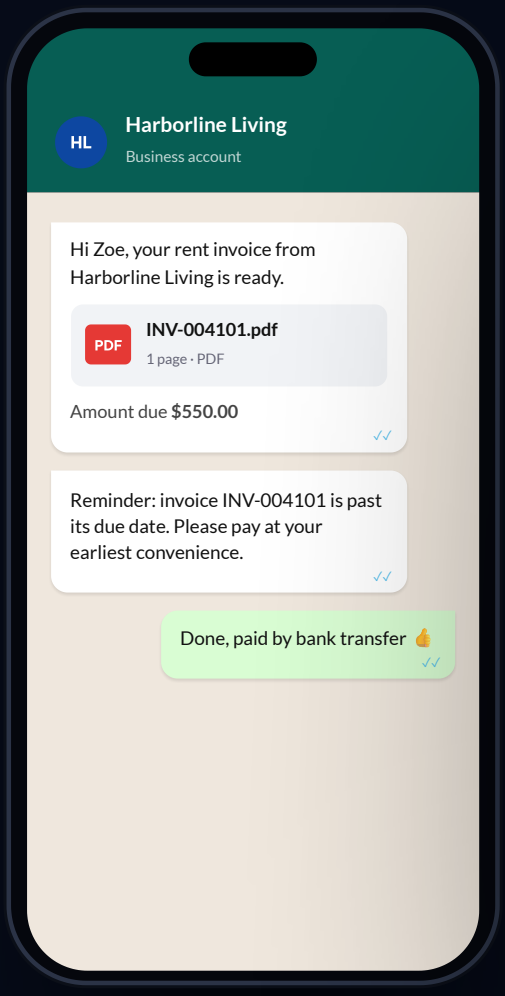
Rules run
Every billing cycle, recurrences fire for each active lease.

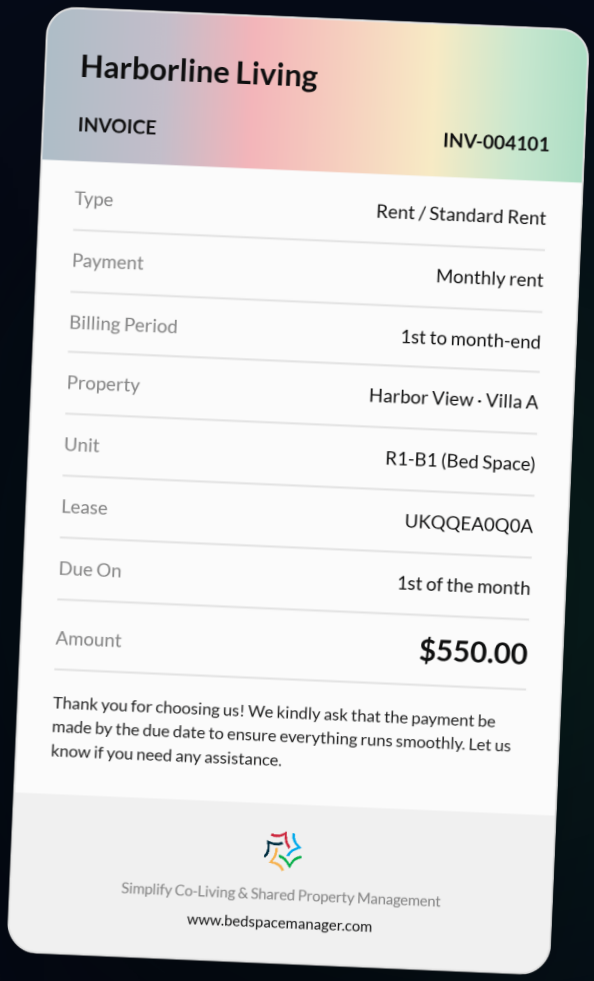
Invoices created
One per tenant, prorated where needed, under your business name.

Sent to WhatsApp
Each tenant gets the PDF on WhatsApp from the official number.

Unpaid? Reminded
Overdue invoices trigger reminders by WhatsApp, push and email.

Paid and logged
Record the payment and its method. The invoice shows Paid.





THE INVOICE YOUR TENANTS RECEIVE

No app, no login
Tenants don't need accounts. The PDF lands in the chat they already use.

Your brand on every invoice
Your business name heads every invoice, with property, unit, lease and amount.

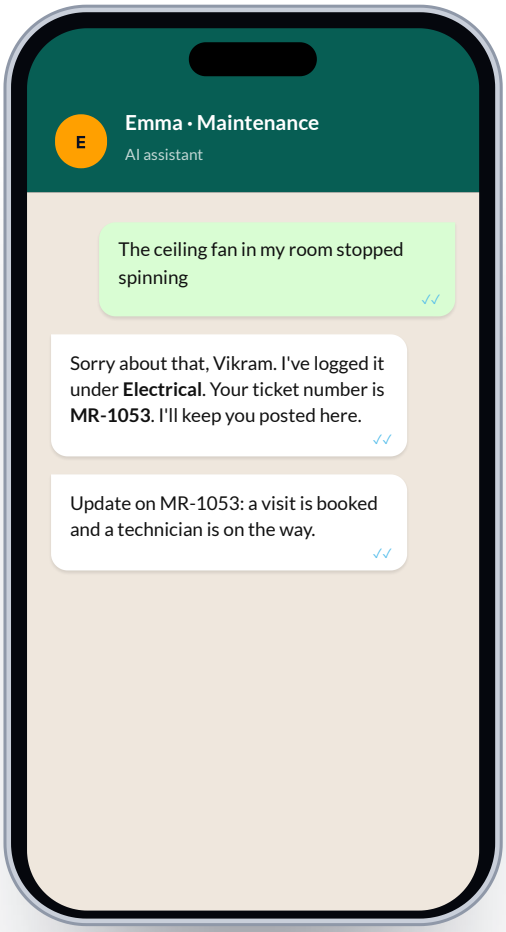
Elite and above
WhatsApp invoice delivery comes with Elite and Teams. Real sample: bedspacemanager.com/sample-branded-invoice.pdf

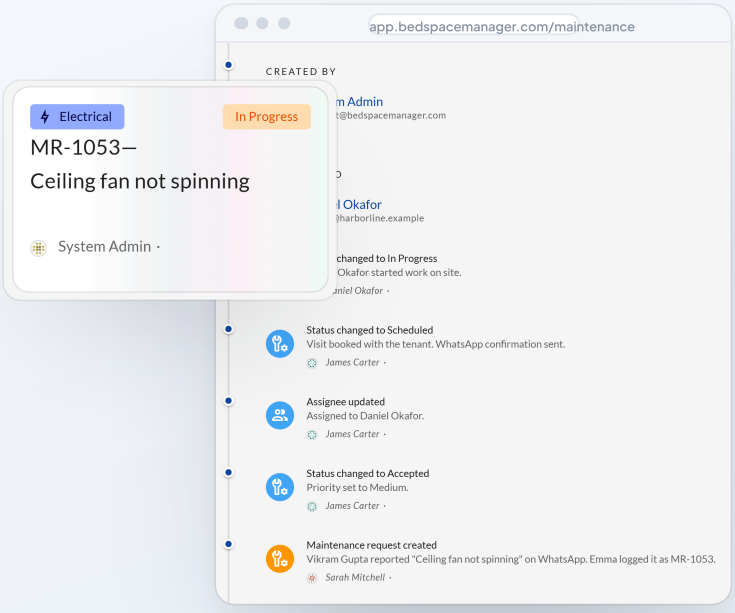
ILLUSTRATIVE CONVERSATION AND INVOICE

MAINTENANCE WITH EMMA

Tenants report it on WhatsApp. Emma turns it into a ticket.

Emma is the AI assistant on your property's WhatsApp number. She takes maintenance requests by text, photo or video, opens the ticket and replies with a ticket number.





The same request in the app: type, assignee and every status change, from intake to fix.

SORTED AUTOMATICALLY

- Plumbing
- Electrical
- Appliance
- Structural
- Pest control
- Other

SMART ABOUT IT

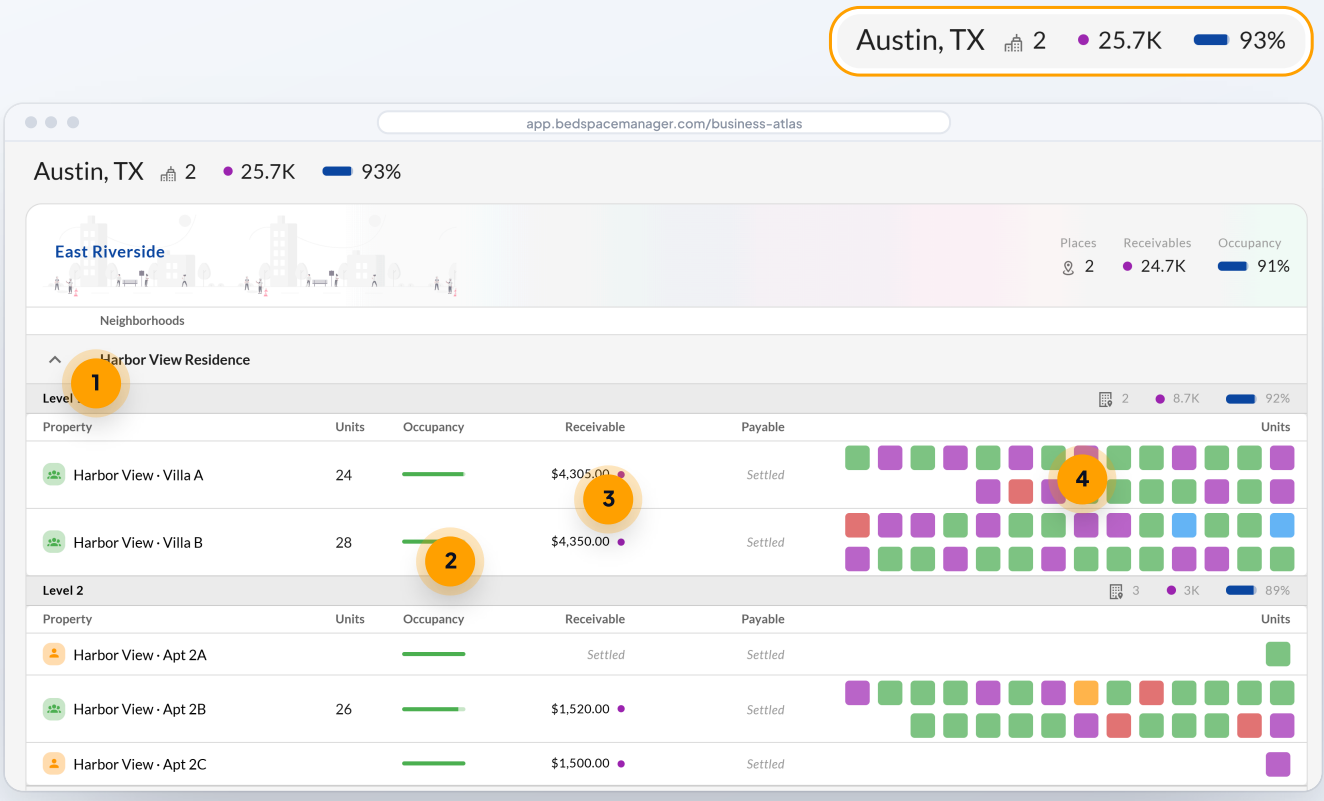
- ✓ Merges duplicate reports into the open ticket
- ✓ Avoids double-booking a vendor or time slot
- ✓ Passes unclear cases to a person
- ✓ Time tracking on every ticket

ILLUSTRATIVE CONVERSATION. EMMA HANDLES MAINTENANCE INTAKE ONLY.

BUSINESS ATLAS

Your whole portfolio on one screen, from the city down to a single bed.

Drill from a city into a neighbourhood, a building, a floor and a property. Every level carries its own numbers, so a problem building stands out before you open a spreadsheet.



1

Every level
City, place, building, floor, property, unit

2

Occupancy
Live for every property and building

3

Money owed
Unsettled receivables and payables per node

4

Bed by bed
Current, upcoming and soon-closing leases

QUESTIONS IT ANSWERS IN SECONDS

? **Which building has the most empty beds?**

? **Who owes money, and where?**

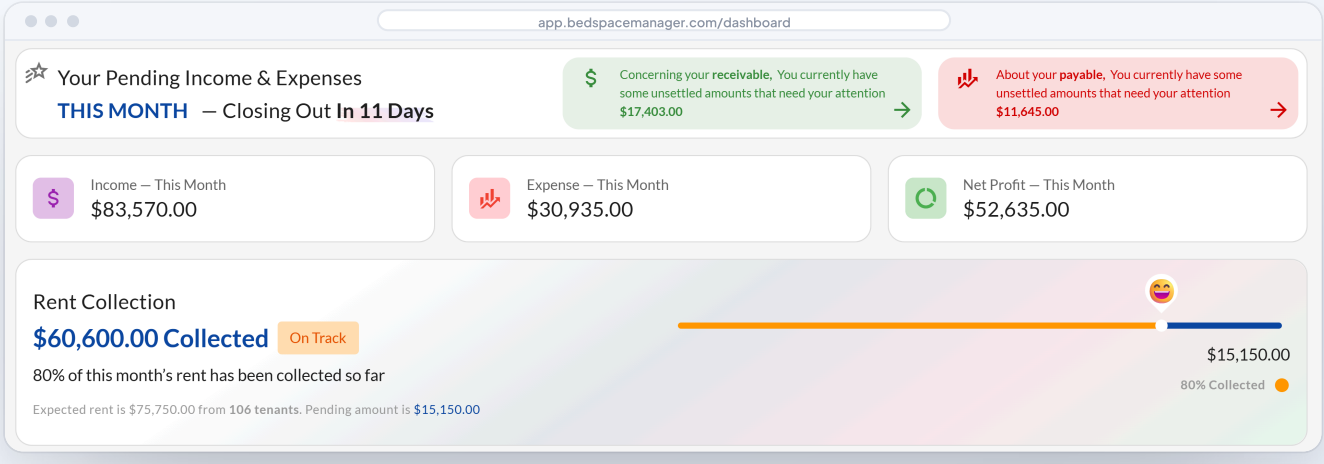
? **Which leases end this month?**

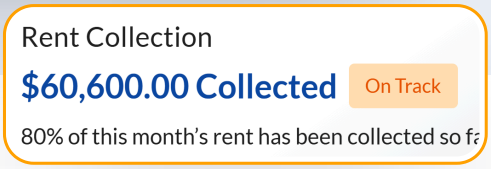
? **How full is each floor?**

BUSINESS ATLAS IS INCLUDED ON GROWTH AND ABOVE. ILLUSTRATIVE DATA.

DASHBOARD AND CALENDAR

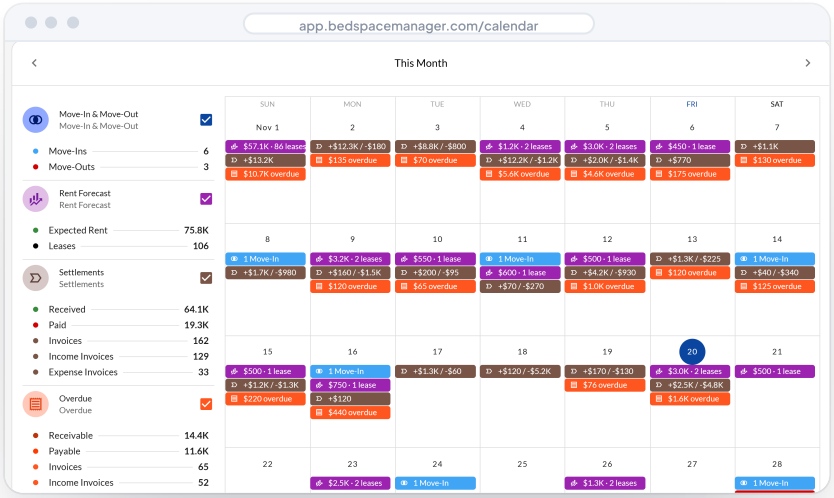
Know how the month is going before you ask anyone.





The business calendar

Every day shows move-ins and move-outs, the rent forecast, settlements and what's due or overdue, day by day and for the month.

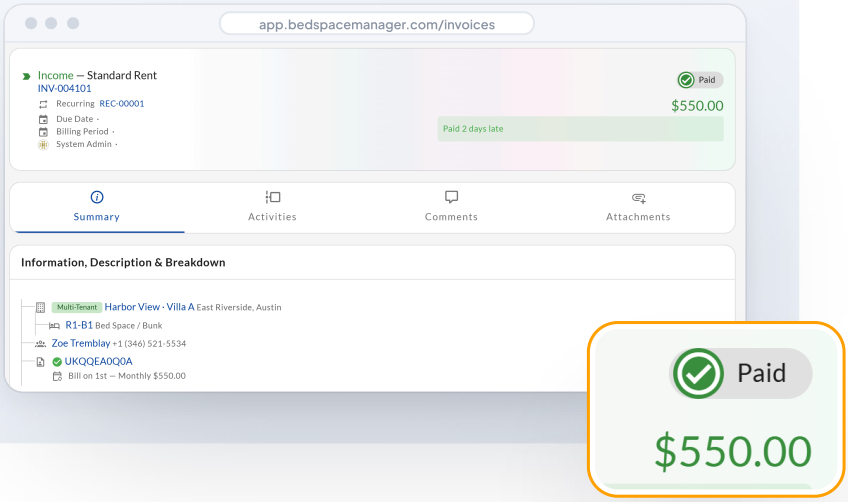


17 widgets, ready on day one

01 Income, expense and net profit
02 Rent collection
03 Monthly financial overview
04 Overall income and expense
05 Income and expense by narration
06 Unit-type occupancy
07 Income and expense by settlement
08 Move-ins and move-outs
09 Single vs multi-tenant occupancy
10 Property summary
11 Maintenance by type
12 Maintenance by status
13 Tenant demographics
14 Lease billing periods
15 Lease status
16 Leases by rent
17 Lost rental revenue

INVOICES, PAYMENTS AND REPORTS

Nothing quietly disappears from your books.



01 Adjusted, never edited
Fix a mistake with an adjustment. The original stays on record.

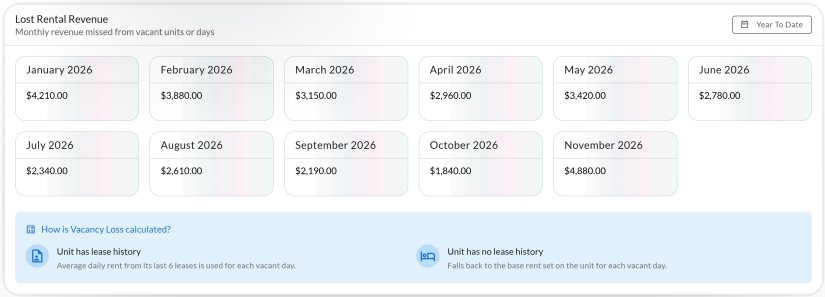
02 Voided, never deleted
Invoices, leases and transactions drop out of totals but stay in the trail.

03 Every payment, every method
Cash, bank transfer, card, cheque or mobile payment, on each transaction.

04 Income and expense
Business or property level, timed or untimed, automatic or manual.

See what empty beds cost you

Lost rental revenue prices each vacant day from the rent a unit has actually earned, per unit, property and business. It guides decisions and never touches invoices or profit.





Monthly reports, delivered to the Founder

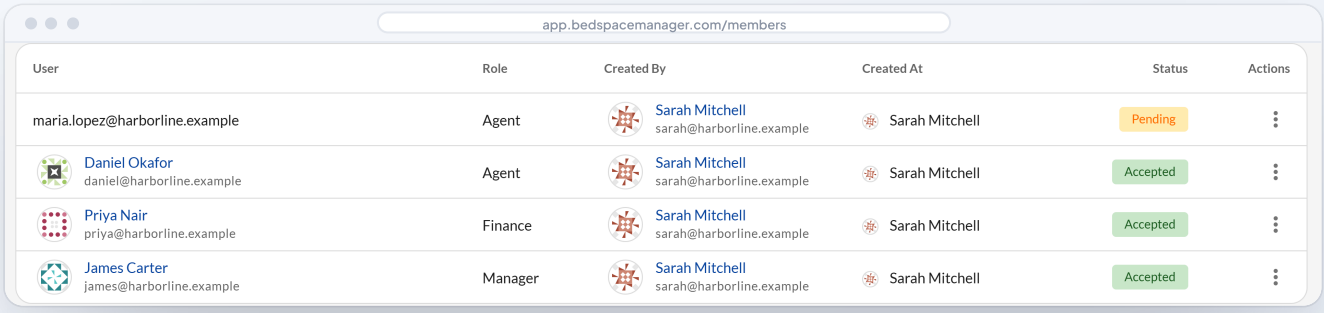
An **Insights** PDF that sums up the business and a **Transactions** Excel file with every line, emailed every month. Nobody has to remember to send them.

TEAM AND SECURITY

Hire help without handing over the keys to everything.

Invite your team and give each person the role that fits. They see their part of the business and nothing more.

ROLE	USUALLY	WORKS ON
Founder	Owner or investor	Profit, occupancy and cash, plus the monthly reports
Admin	Partner or GM	Full control of every module
Manager	Property or operations	Move-ins and move-outs, vacant beds, tenant issues
Finance	Accountant or collector	Invoices, receivables, payments, the audit trail
Agent	Maintenance or field staff	Their own tickets and time tracking



Daily Occupancy Reminder
Who's moving in and out, and which beds are free.

Daily Rent Reminder
What's due and overdue, by push, WhatsApp or email.

Encrypted
In transit and at rest

5 role levels
Each person sees their part

Yours to keep
Exportable, never sold or shared

Built in line with
UAE Decree-Law 45/2021 and Saudi PDPL

GETTING STARTED

Your first property, live in under 30 minutes.

1 **Sign up**
Email or Google.

2 **Name your business**
It heads every tenant invoice.

3 **Choose your country**
Sets currency, time zone and location. It's permanent.

4 **Pick a plan**
Start with a 14-day free trial.

5 **Add properties and units**
One by one or in bulk, then lease your beds.

QUESTIONS OPERATORS ASK US

My tenants won't download an app.
They don't need to. Invoices, reminders and maintenance all happen on WhatsApp.

I'm not a tech person.
It's built for operators who've never used property software. Mobile-first, with a free trial and a demo if you want one.

Excel works fine for me.
Until someone moves in on the 17th or a row gets deleted. Proration is automatic and nothing is ever deleted, only voided.

Is it available in my country?
Anywhere Google Maps works. You're billed in your local currency.

Can I take nightly or short stays?
No, by design. It's built for monthly rentals, which is why the monthly engine works so well.

Can I fix an invoice I got wrong?
Adjust it up or down, or void and reissue it. The audit trail stays intact, which protects you in a dispute.

What happens if I cancel?
You stay active to the end of the period, then get 4 months of read-only access to export everything.

What about my data?
Encrypted, role-based and exportable. You're the controller and we're the processor.

PREFER A WALKTHROUGH?

We'll set it up with you.

Book a demo and we'll walk through your properties, cycles and invoices on a call. Bulk-import your tenants from Excel on Growth and above.

EMAIL
support@bedspacemanager.com

WEBSITE
www.bedspacemanager.com

PRICING

Simple plans that work out to about 50 cents a lease.

Starter

$15/mo

30 active leases · Solo

- Unlimited properties and units
- 17-widget dashboard
- Automatic monthly invoices
- Calendar and Custom cycles
- 14-day free trial, no card

Growth

$45/mo

90 active leases · Solo

- Everything in Starter
- Business Atlas
- Bulk Excel tenant import
- Proration on rent changes

MOST POPULAR

Elite

$105/mo

210 active leases · Small team

- Everything in Growth
- Monthly invoices on WhatsApp
- Maintenance tracking
- 5 team roles
- Monthly reports to the Founder

Teams

$245/mo

Unlimited leases · Large team

- Everything in Elite
- Your own WhatsApp number
- Advanced financial reports
- Priority support

USD prices are a reference; you're billed in your local currency. Only active leases count. No setup fees, per-tenant fees or add-ons.

Every plan

Unlimited properties and units, iOS, Android and web, automatic monthly invoices.

Change any time

Upgrades are immediate and prorated, downgrades apply next cycle. Annual billing at a discount.

Leave with your data

Cancel any time, then keep 4 months of read-only access to export everything.

GET STARTED

Try it on your own beds for 14 days.

No credit card. Set up your first property in under 30 minutes, or ask us for a walkthrough.

WEBSITE
www.bedspacemanager.com

OPEN THE APP
app.bedspacemanager.com

TALK TO US
support@bedspacemanager.com

SCAN FOR PLANS