Property Management

MATRIX REPROGRAMMED | PRACTICAL WEALTH MANUAL

EXECUTIVE SUMMARY

Property Management is modelled as: Manage units, tenants, compliance and maintenance for a fee.
Typical starting capital band: 1000-10000. Expected time to first income or result: 14-90 days.
Risk: Moderate. Complexity: High. These are broad planning bands, not probabilities or guarantees.

WHO THIS IS FOR

Best suited to someone able to serve or access: Landlords and property investors.
Core capabilities: Delivery skill; Scoping and pricing; Customer communication.
Avoid or delay this route when essential bills, legal requirements, debt service, safety, liquidity or family commitments cannot be protected.

HOW MONEY IS GENERATED

Manage units, tenants, compliance and maintenance for a fee
The paying counterparty or economic source is: Landlords and property investors.
Profit or retained value exists only after variable costs, fixed costs, tax, financing, returns, failures and owner labour are counted.

STARTING REQUIREMENTS

Capital: 1000-10000.
Skills: Delivery skill; Scoping and pricing; Customer communication.
Tools: One-sentence offer; Quote template; Delivery checklist; Referral request.
Verify registrations, licences, insurance, consumer rules, data protection, tax and sector-specific restrictions before trading or investing.

ILLUSTRATIVE UNIT ECONOMICS

Illustrative price or monthly value per unit: EUR 120.
Illustrative variable cost per unit: EUR 30.
Illustrative monthly fixed cost: EUR 900.
Illustrative monthly volume: 60.
Illustrative monthly revenue: EUR 7200; contribution before fixed costs: EUR 5400; operating surplus before tax and owner labour: EUR 4500.
Illustrative break-even volume: 10 units per month.
All figures are assumptions for planning. Replace them with verified local quotes and conservative scenarios.

FIRST 24 HOURS

Write a one-sentence offer with result, price and delivery time.
List 50 likely buyers and rank the first ten.
Create a simple quote and payment process.

FIRST SEVEN DAYS

Contact ten prospects per day.
Run at least three discovery conversations.
Close and deliver one small paid pilot before scaling costs.

FIRST 30 DAYS

Deliver five paid jobs and record actual time and cost.
Turn delivery into a checklist.
Collect proof, testimonials and referrals.

FIRST 90 DAYS

Create a recurring package.
Raise price only after demand and margin are proven.
Separate tax, operating cash and owner pay.

FIRST YEAR ROADMAP

Quarter 1: prove demand, suitability or operational feasibility with the smallest responsible test.
Quarter 2: improve unit economics, documentation, compliance and repeatability.
Quarter 3: reduce concentration, strengthen reserves and build a second acquisition or distribution route.
Quarter 4: complete a full profit, cash-flow, tax, risk and continuation review before scaling.

CUSTOMER OR CAPITAL ACQUISITION

Build a list of 50 exact prospects. Contact ten per working day, follow up twice and ask every satisfied customer for one introduction.
Record outreach volume, response, conversion, acquisition cost, retention and cash collection. For investments, record contribution, fees, allocation and reason for ownership instead.

TOOLS AND TEMPLATES

One-sentence offer
Quote template
Delivery checklist
Referral request
Budget and cash-flow tracker
Pricing or suitability calculator
Break-even or loss-capacity calculation
Weekly scorecard
Risk register
90-day action plan

FAILURE ANALYSIS

Risk: Buying equipment before a paid test. Mitigation: verify it in writing before committing more money.
Risk: Underpricing travel and administration. Mitigation: verify it in writing before committing more money.
Risk: Accepting vague scope. Mitigation: verify it in writing before committing more money.
Risk: Depending on one customer. Mitigation: verify it in writing before committing more money.

DECISION TEST

START NOW only when the smallest safe test is affordable and lawful.
LEARN FIRST when the model is understood but the required skill, evidence or compliance is missing.
TEST CHEAPLY when demand or suitability is uncertain.
AVOID when loss could threaten housing, health, tax compliance or essential obligations.
SEEK PROFESSIONAL ADVICE for contracts, tax, regulated investments, property, borrowing, employment law or complex entities.

PRIMARY RESEARCH ROUTES

France business creation: https://entreprendre.service-public.fr/
Bpifrance Cr ation: https://bpifrance-creation.fr/

EVIDENCE AND LEGAL BOUNDARY

This material is educational and based on public information. It is not personalised financial, investment, legal or tax advice.
Costs, taxes, laws, returns and risks vary by location and personal circumstances.
Verify current rules and consult an appropriately qualified professional before committing significant money or signing contracts.
No guaranteed returns, fake case studies, hidden ownership, tax evasion, borrowed-money speculation or unsupported income claims are permitted.