



THE CHALLENGE

Small Landlords Deserve Better Tools

Independent landlords managing 1–50 rental units are caught in a gap: enterprise property management software is too complex and expensive, while spreadsheets and manual processes simply don't scale. They need a solution powerful enough to handle the full property lifecycle — leases, maintenance, payments, inspections — yet simple enough to use without training.

The result? Missed rent payments, delayed maintenance, lost paperwork, tenant frustration, and hours wasted on repetitive administrative tasks every week.

AT A GLANCE

PropDesk by the Numbers

130+

API Endpoints

60+User-Facing
Pages**4**

User Roles

1,024

Automated Tests

THE SOLUTION

A Complete Property Management Ecosystem



Property & Unit Management

Manage multiple properties and units from a single dashboard. Track occupancy, amenities, and financials in real time.



Full Lease Lifecycle

From vacancy listing through tenant screening, lease signing, renewals, and move-out — every stage covered.



Role-Based Access

Four tailored dashboards for Landlords, Tenants, Contractors, and Administrators — each sees exactly what they need.



Maintenance Tracking

Tenants submit requests by priority (Emergency, Urgent, Routine). Landlords assign contractors and track resolution.



Online Rent Collection

Secure Stripe-powered payments, automated late fees, payment plans for hardship, and rent increase workflows.



Move-In/Out Inspections

Digital checklists document property condition at every transition. Minimize disputes and protect deposits.



Automated Operations

Daily rent reminders, late fee assessment, lease expiry alerts, and maintenance auto-closure — all on autopilot.



Vacancy & Listings

Create listings, accept applications with built-in validation, and onboard new tenants — all from one place.



Compliance & Insurance

Renters insurance tracking, eviction management workflows, and audit trails keep landlords protected.

TECHNOLOGY

Modern Stack, Enterprise Reliability

Area	Technology & Approach
Frontend	React 19 with server-side rendering for fast, SEO-friendly page loads
Framework	Next.js with App Router — file-based routing, server components, API routes
Language	TypeScript (strict mode) for compile-time safety across the entire codebase
Styling	Tailwind CSS with shadcn/ui component library for consistent, accessible UI
Database	PostgreSQL with Prisma ORM — 29 models, type-safe queries, migrations
Authentication	NextAuth.js with JWT sessions and role-based middleware
Payments	Stripe integration for secure PCI-compliant transactions
Email	Transactional emails for reminders, notifications, and onboarding
File Storage	Cloud-based document and image management via Cloudinary
Caching	Redis for rate limiting and performance optimization
Validation	Zod schemas for runtime input validation on every API endpoint
Testing	Vitest unit tests (932) + end-to-end tests (92) — 100% API coverage
Security	Rate limiting, input sanitization, hashed credentials, environment validation
Hosting	Cloud-deployed with connection pooling for production scalability

RESULTS

Measurable Impact



100% API Test Coverage

Every endpoint validated with comprehensive unit and integration tests, ensuring reliability from day one.



5 Automated Daily Jobs

Rent reminders, late fees, lease expiry alerts, maintenance closure, and rent increases — all hands-free.



9 Major Feature Modules

Inspections, payment plans, vacancy management, parking/pet fees, contractor scheduling, and more.



Production-Grade Security

13 security hardening measures applied including rate limiting, input validation, and encrypted credentials.

WHY PROPDESK

What Sets It Apart

1

Purpose-Built for Small Landlords

Not a stripped-down enterprise tool — designed from the ground up for the 1–50 unit market with workflows that match how small landlords actually operate.

2

All-in-One Platform

No need to juggle separate tools for listings, leases, maintenance, payments, and compliance. Everything lives under one roof.

3

Four-Role Ecosystem

Landlords, tenants, contractors, and admins all work within one connected system — reducing miscommunication and manual handoffs.

4

Automation-First Design

Recurring tasks like rent reminders, late fees, and maintenance follow-ups happen automatically — freeing landlords to focus on growing their portfolio.

5

Spec-Driven Development

Built from a comprehensive 122-page Software Requirements Specification — every feature maps to a validated real-world need, not guesswork.

WHAT'S NEXT

Future Roadmap

- Tenant Screening & Background Checks

- Digital Lease E-Signatures

- Bank Account Connection (Plaid)

- Visual Dashboard Analytics

- Utility Billing & Split Tracking

- Owner & Investor Portal

- SMS Notifications (Twilio)

- Rent Credit Reporting

"PropDesk was engineered from a 122-page specification to ensure every feature solves a real landlord pain point. The result is a platform that's both comprehensive and remarkably simple to use."

PropDesk

Property Management, Simplified.

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