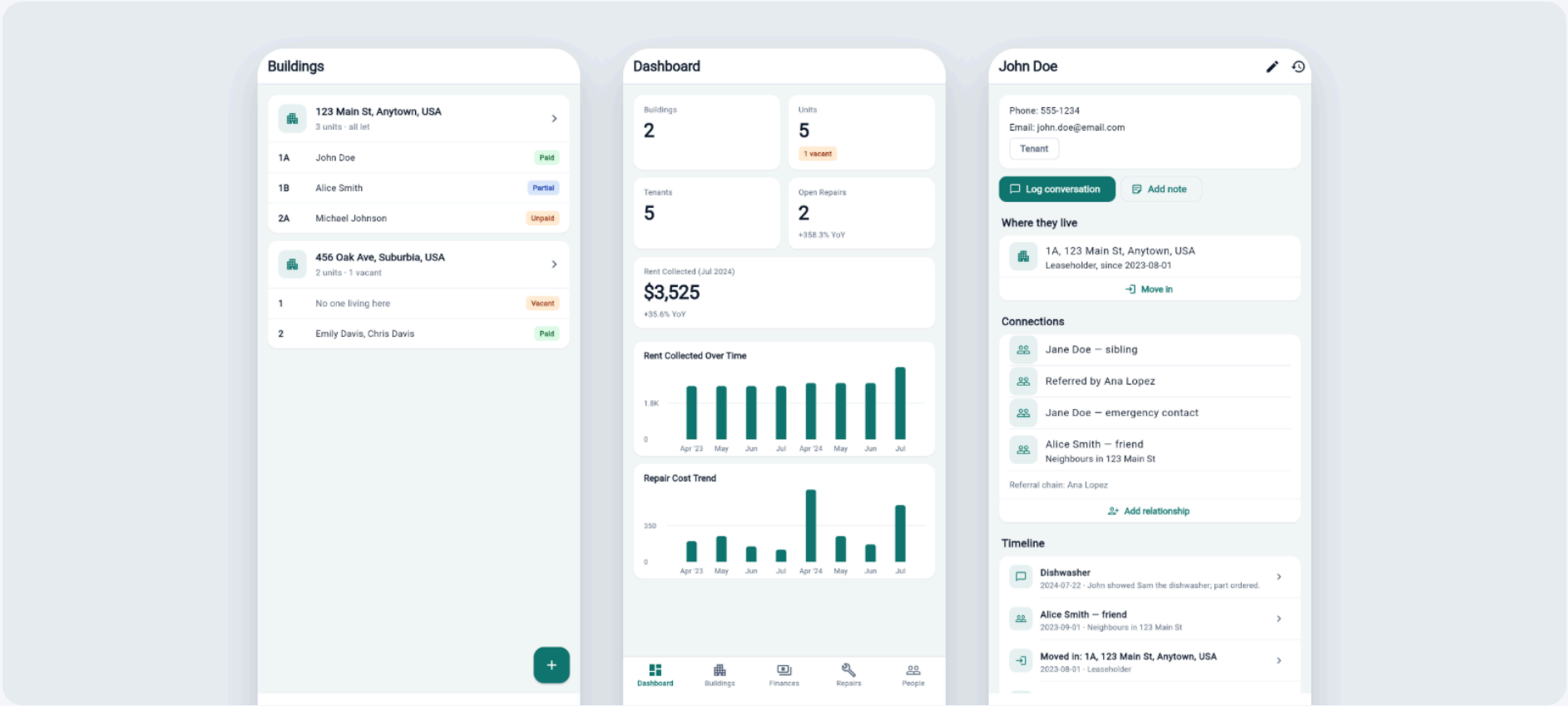


EstateWise

How I run our own rental business from one app, built by one person with Xanadu, the development system I made, in about two months. Every building, unit, person, repair, key and conversation in one place, connected and on a timeline. For our own use, not for sale.

The screens use the app's built-in sample data, not our real records. Interactive version: spyderboy.com/estatewise

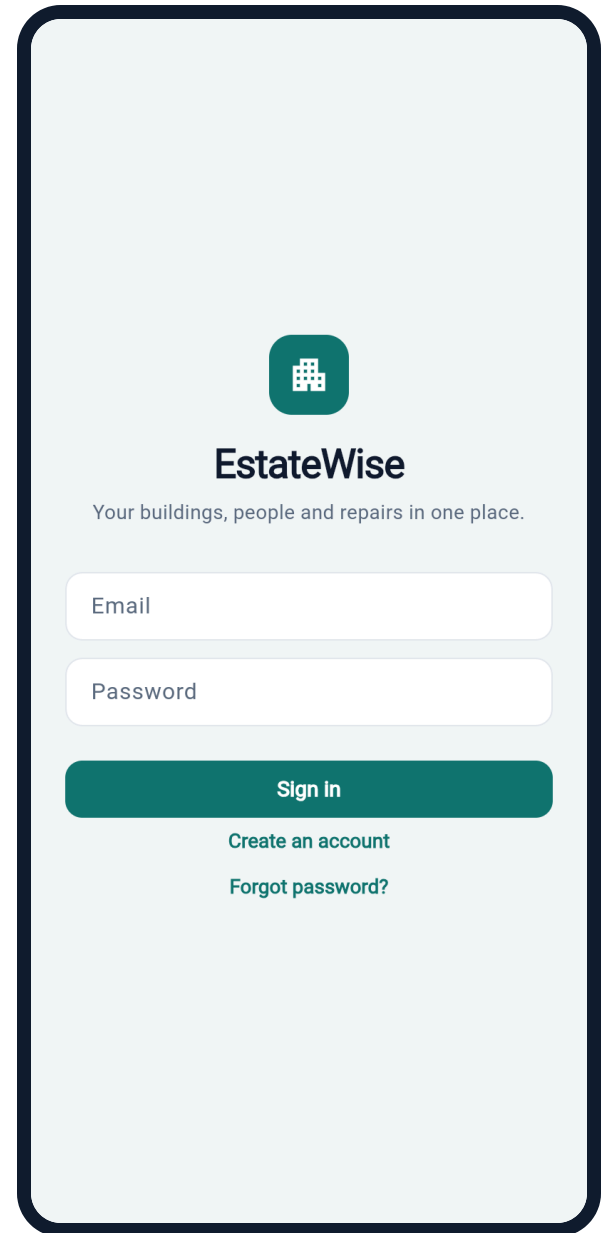


START · 1 OF 16

Sign in

Everything sits behind your own account, so your records stay private and the same on your phone and laptop.

- Sign in with email and password, create an account, or reset a forgotten password.
- It keeps working without signal: changes made in a basement sync when you are back online.
- A sample-data switch lets you explore with made-up buildings without touching real records.

A mobile app sign-in screen for EstateWise. At the top is a dark teal rounded square icon with a white building silhouette. Below it is the text 'EstateWise' in bold, followed by the tagline 'Your buildings, people and repairs in one place.' in a smaller font. There are two white input fields with rounded corners: the first is labeled 'Email' and the second is labeled 'Password'. Below these fields is a large, dark teal button with the text 'Sign In' in white. Underneath the button are two links: 'Create an account' and 'Forgot password?', both in a teal color. The entire screen is enclosed in a dark blue rounded rectangle.



EstateWise

Your buildings, people and repairs in one place.

Email

Password

Sign In

[Create an account](#)

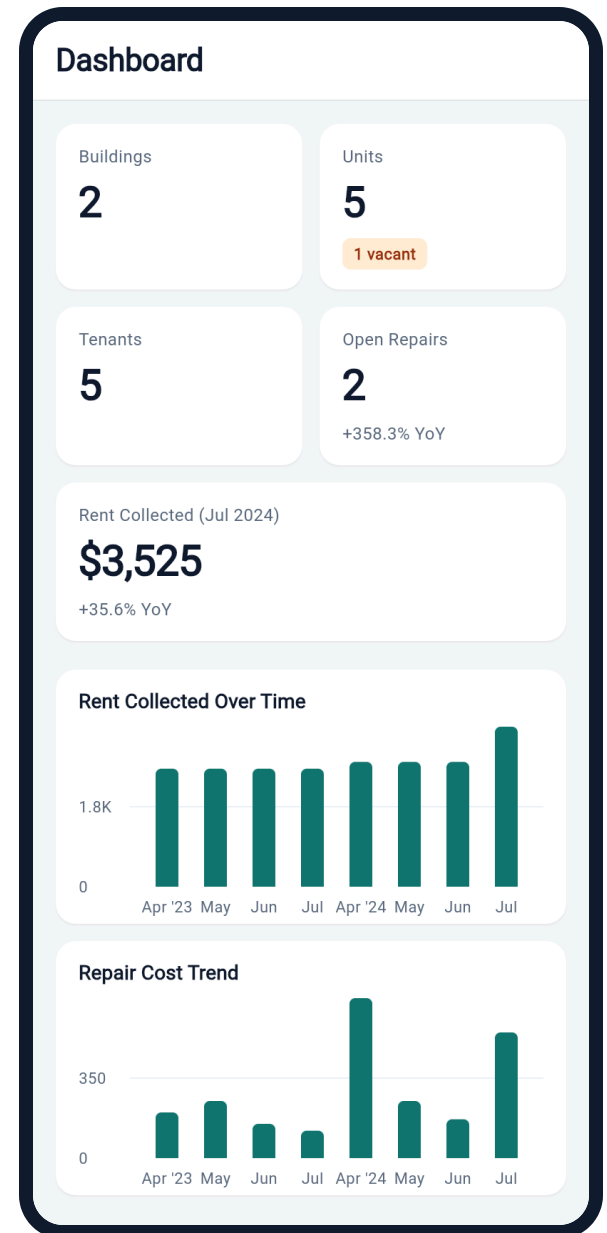
[Forgot password?](#)

Sign in

The dashboard

The first screen is the whole portfolio at a glance.

- Buildings, units (vacancies flagged), the people living in them, and open repairs; tap a number to open that list.
- Rent collected this month, compared with the same month last year.
- Month-by-month charts of rent collected and repair spending.
- The bar along the bottom stays on every page, so any section is one tap away.

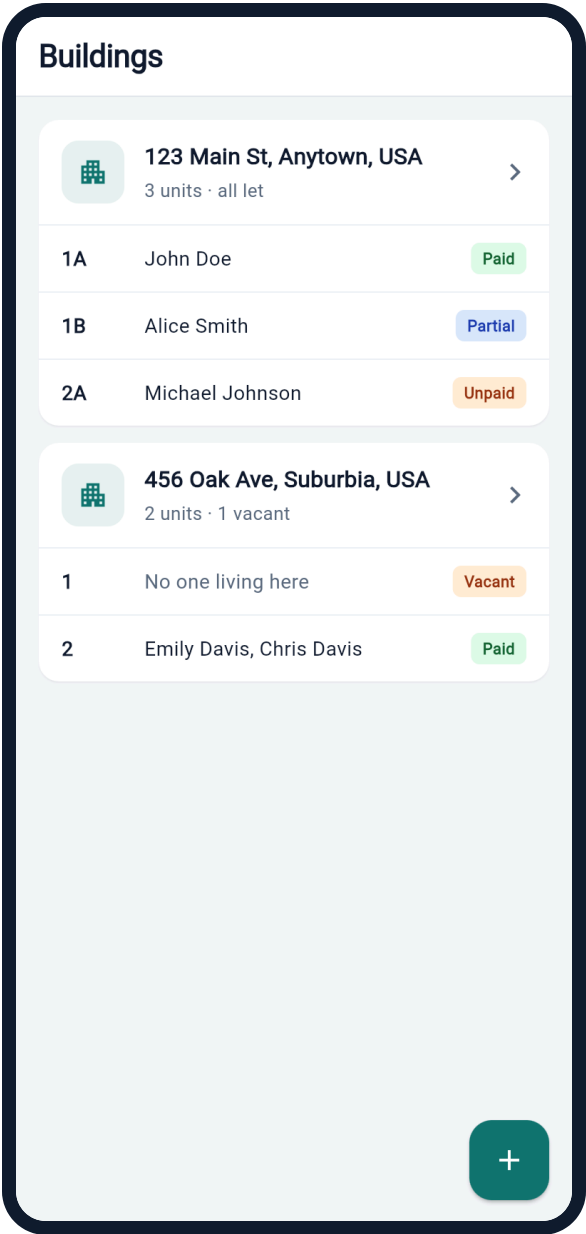


Dashboard

Buildings

Every building with its units, who lives in each one today, and whether this month’s rent is in.

- Each building shows how many units it has and how many are empty.
- Each unit shows who lives there and a rent label: Paid, Partial, Unpaid or Vacant.
- Tap a building or a unit to open it; the + button adds a building.



Buildings

A building

One page per building: what it cost, what it costs to run, and everything that has happened there.

- Purchase price and date, and the yearly property tax, as headline figures.
- Add an apartment, open the building’s keys, log a repair, or add a note.
- Running costs: the mortgage payment and the utilities you pay.
- A timeline of the whole building, newest first: repairs, conversations, notes and move-ins, across every unit.
- Photos, tax history and charts further down.

123 Main St, Anytown, USA

Bought for

\$650,000

Oct 1, 2019

Property taxes

\$8,500

per year

Add apartment

Keys

Add repair

Add note

Year over year

Rent collected

-20.2% YoY

Repair costs

YoY: N/A

Costs

Mortgage

City Bank · \$2,500.00/mo

Gas

\$150.00/mo

Water

\$100.00/mo

Repairs

No building-wide repairs.

Timeline

Broken window

2024-08-01 · Unit 2A · Planned · \$350

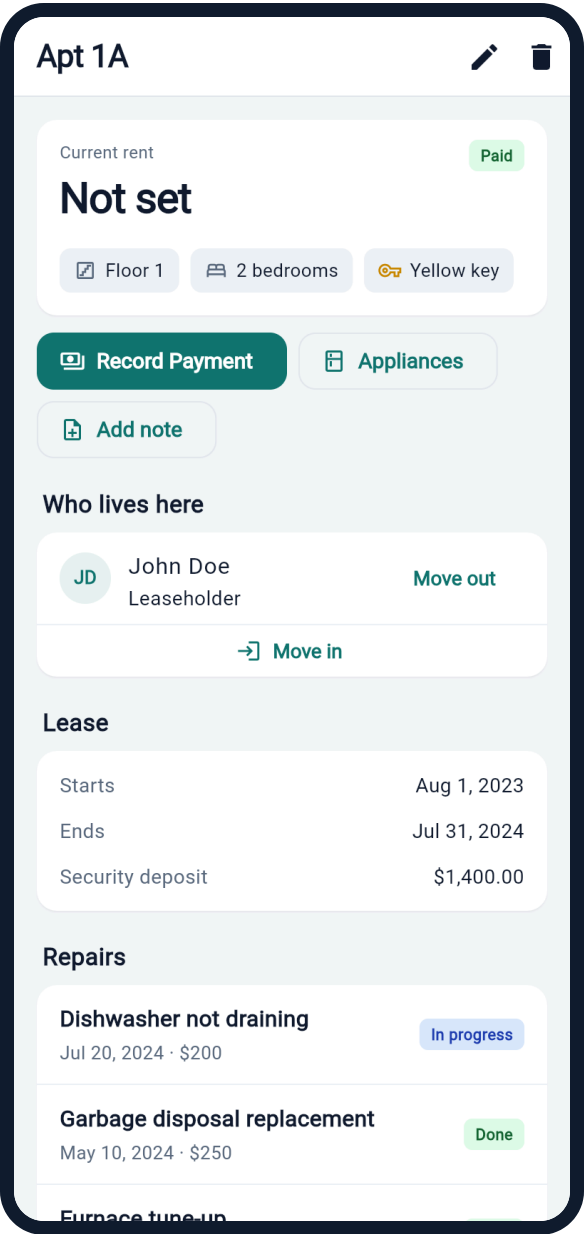
Dishwasher

Building

An apartment

Everything about one unit on one page.

- Current rent and this month’s rent status at the top, with floor, bedrooms and key colour.
- Who lives here: the current residents, a Move out button for each, and Move in for someone new.
- The lease dates and security deposit, the unit’s repairs and rent history, and its photos.
- The unit’s own timeline, and charts of rent and repair costs.



Apartment

Rent, unit details and appliances

The everyday entry screens, reached from an apartment.

- Record a payment: amount, date and how it was paid (check, cash, money order, Venmo, Cash App).
- Edit the unit: number, floor, bedrooms, deposit, lease dates and key colour.
- Appliances: the stove, fridge, water heater and the rest in each unit, with age and condition.

Record Payment

Amount

2024-07-15

Pick Date

Payment Method

Money order

Record payment

Edit Apartment

Apartment Number

1A

Floor

1

Bedrooms

2

Security Deposit

1400

Lease Start Date

2023-08-01

Lease End Date

2024-07-31

Key Color

yellow

Edit apartment

Appliances

refrigerator — good

Age: 7

gasStove — medium

Age: 12

waterHeater — poor

Age: 14

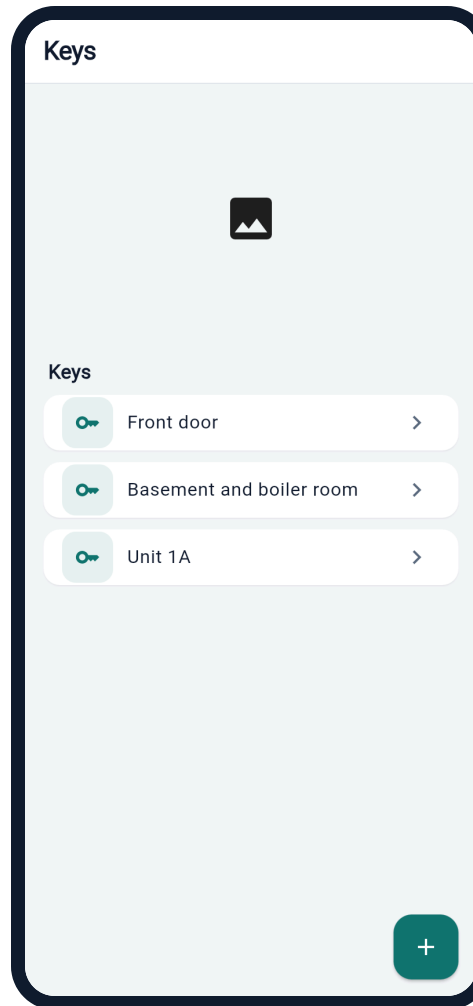
+

Appliances

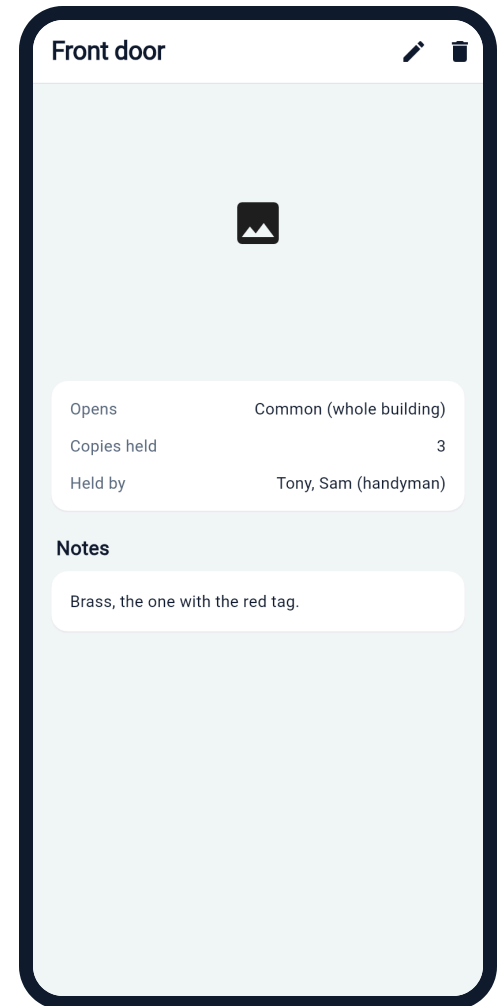
Keys

Every key for every building: who has it and how many copies exist.

- The keyring photo, then keys for the common areas and for each unit.
- Each key has a photo, what it opens, the number of copies held, who holds them, and notes.



Keys



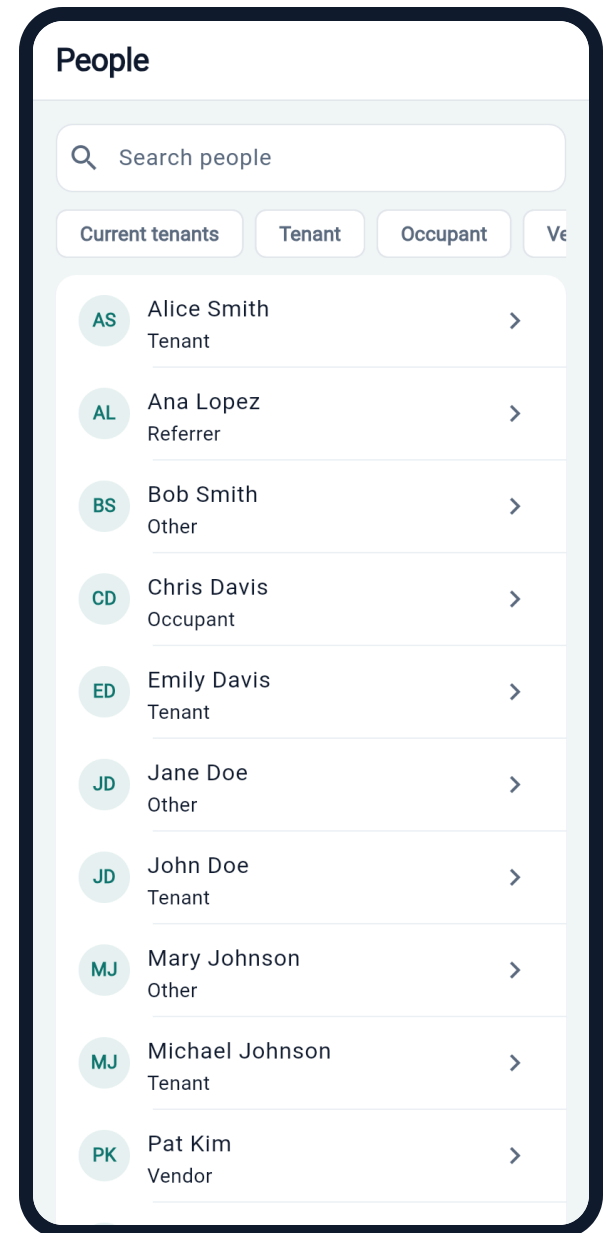
One key

PEOPLE · 8 OF 16

Everyone we deal with

One list of people: tenants and the others who live with them, their families, who referred them, the handyman and vendors.

- Search by name, or filter to current tenants or to one kind of person.
- A person can be several things at once: a tenant who referred a friend, a relative who is the emergency contact.
- The + button adds someone.



People

PEOPLE · 9 OF 16

A person

Everything about one person on one page.

- Contact details and what they do.
- Where they live, and where they lived before, with move-in and move-out dates.
- Connections: family, friends, emergency contacts, and who referred whom, followed back as a referral chain.
- Their timeline: conversations, notes, moves and connections, newest first. Tap any entry to open it.
- Family and connection details are a memory aid only. They never decide who rents or renews.

John Doe

Phone: 555-1234

Email: john.doe@email.com

Job: Nurse at UPMC

Tenant

Log conversation

Add note

Where they live

1A, 123 Main St, Anytown, USA

Leaseholder, since 2023-08-01

Move in

Connections

Jane Doe — sibling

Referred by Ana Lopez

Jane Doe — emergency contact

Alice Smith — friend

Neighbours in 123 Main St

Referral chain: Ana Lopez

Add relationship

Timeline

Dishwasher

A person

Moving in, connections and details

The entry screens for people.

- Move someone in: who, which unit, leaseholder or occupant, the date, pets and smoking.
- Add a connection between two people: family, friend, coworker, roommate, emergency contact, or who referred whom.
- Edit a person's details and what kind of person they are.

Move in

Who

Unit: 1, 456 Oak Ave, Suburbia, USA

Role

Leaseholder

Moved in 2026-10-27

Change

Dogs

0

Cats

0

Smoker

Note

Save

Move in

Add relationship

Other person

Relationship

Friend

Since: not set

Set

Note

Save

Add a connection

Edit person

First name

John

Last name

Doe

Phone

555-1234

Email

john.doe@email.com

Company

Job

Nurse at UPMC

✓ Tenant

Occupant

Vendor

Handyman

Family

Referrer

Other

Notes

Save

Edit a person

Conversations and notes

What was said and done, written down where it will be found again.

- Log a conversation (in person, phone, text or email), an event, or a plain note, with photos.
- Mark who was involved, and attach it to people, units and buildings: it then appears on each of their timelines.

New note

✓ ConversationEventNote

When: 2026-10-27Change

How▼

Title

What happened

Who was involved

✓ John DoeAlice Smith

Michael JohnsonEmily DavisJane Doe

Bob SmithMary JohnsonChris Davis

Sam RiveraAna LopezPat Kim

About

John Doe X



Save

Log a conversation

PEOPLE · 12 OF 16

History

Every change to every record is kept: what changed, when, and what it was before.

- Open a person’s history to see each edit, oldest value and new value side by side.
- Nothing is lost by a mistaken edit: the earlier value is always there to look up.

History: John Doe

Update · 2026-10-27 18:13

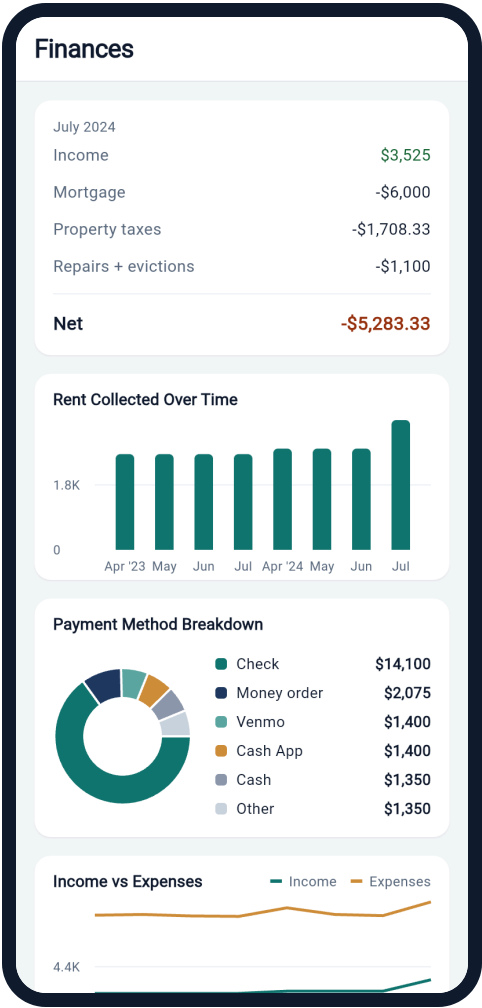
job: — → Nurse at UPMC

History

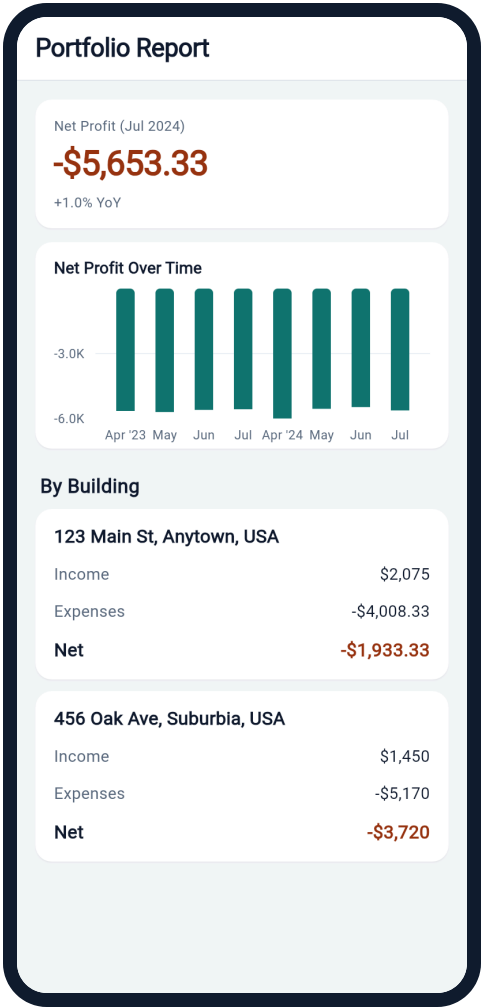
Finances

Income, expenses and profit, for the whole portfolio and for each building.

- This month’s income against the mortgage, property taxes, repairs and evictions, and what is left.
- Rent over time, how tenants pay, and income against expenses.
- The portfolio report: profit over time, and a profit-and-loss summary for each building.



Finances

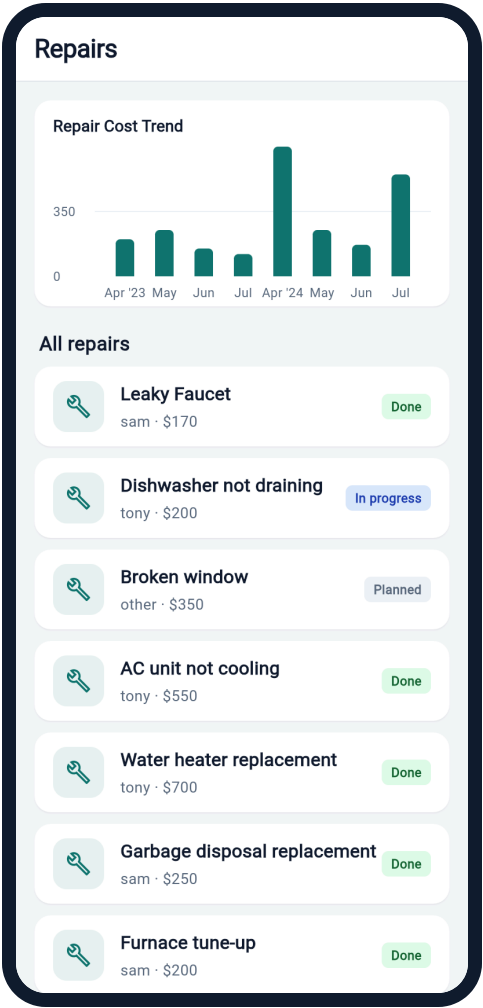


Portfolio report

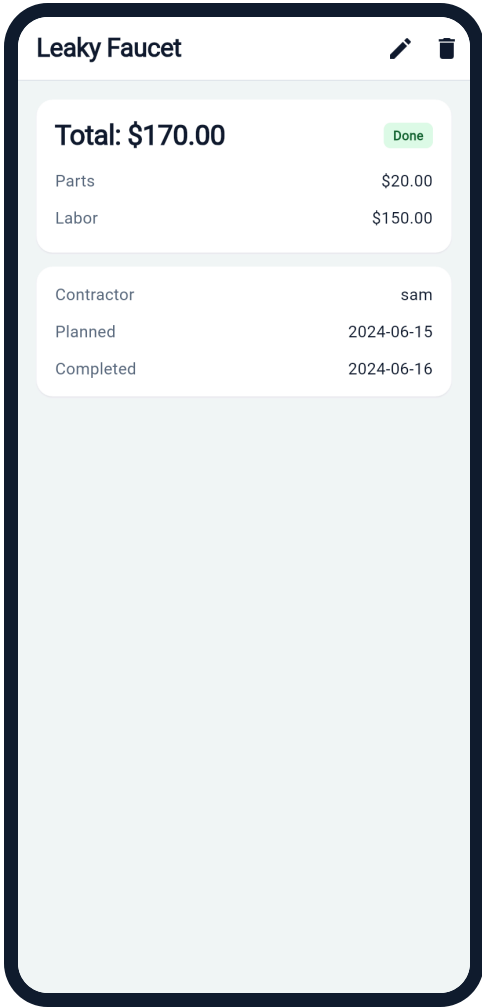
Repairs

Every repair across all buildings, from planned to done.

- Spending on repairs month by month, then every repair with contractor, cost and status.
- A repair's page splits parts from labour and shows when it was planned, started and finished.



All repairs



One repair

New Repair

Item

Parts Cost

Labor Cost

Contractor

sam

Status

planned

Planned: 2026-10-27

Started: Not set

Completed: Not set

Save

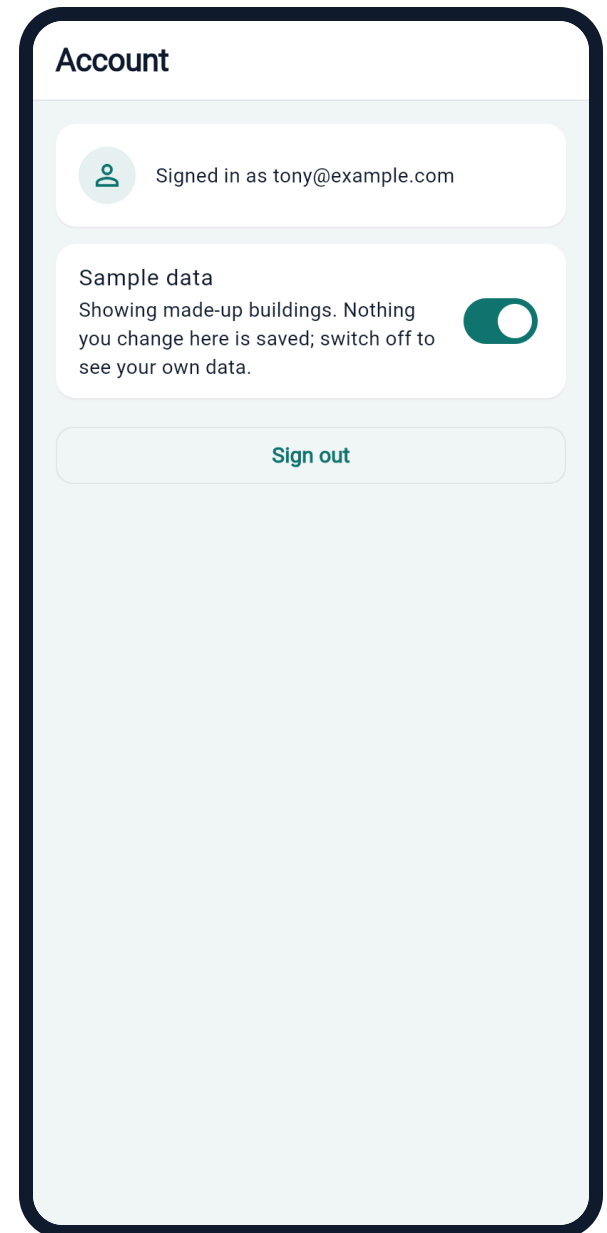
New repair

ACCOUNT · 15 OF 16

Account

Who is signed in, the sample-data switch, and sign out.

- Sample mode shows a banner across the top, so made-up data is never mistaken for the real thing.



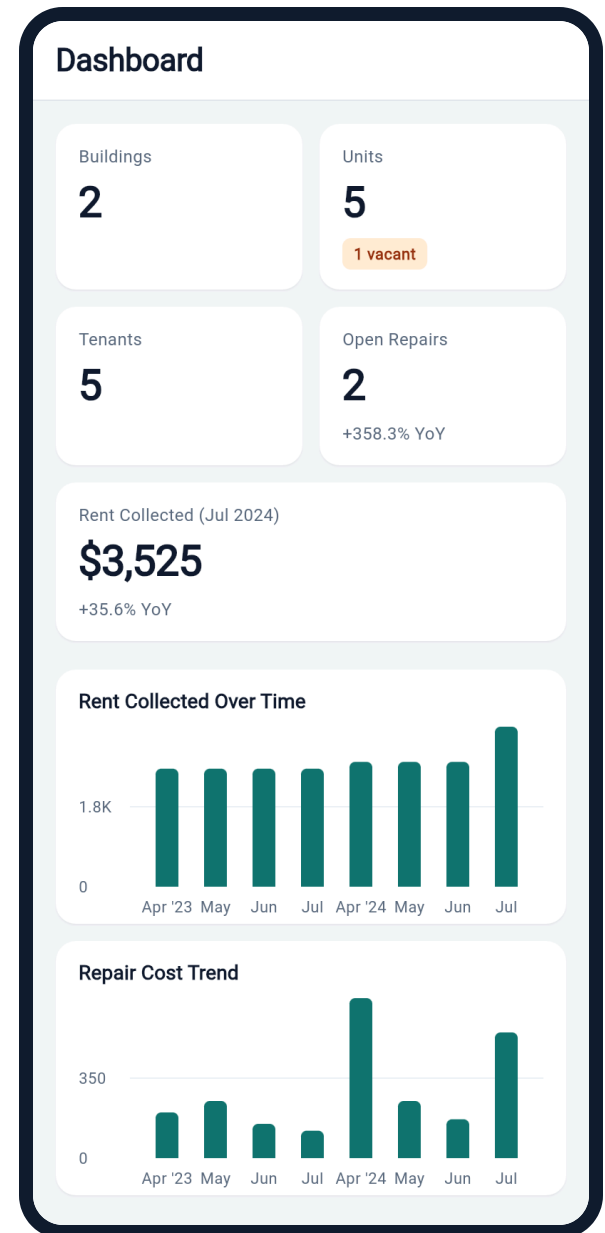
Account

NEXT · 16 OF 16

What comes next

The app is ready for our real records. Those come next, then a way to ask it questions.

- Loading what we already have: photos filed by building and unit, and the yearly tax packets.
- Then asking in plain words: who referred the tenant in 3B, what did we last talk about with a vendor, what did the Oak Ave boiler cost since 2023.



Dashboard today

HOW IT WAS BUILT

One person, a written plan, and Xanadu

- Started on August 26, 2026. The cloud storage stage was finished on October 19, and people, conversations, timelines and history on October 27.
- Each stage begins as a short written plan and a test for every step. Xanadu writes the code one small step at a time, and a step only counts when its test passes.
- 421 steps so far, most of them written by Xanadu. I set the direction, review each stage, and finish by hand the few parts a machine should not.
- Progress is visible at every point: what is done, what is next, and the test that proves each piece works.

Need a tool like this built for your business, or want your team to work this way?

spyderboy.com · dev@spyderboy.com · [book a call at spyderboy.com](https://spyderboy.com)