MyPad Homes

Executive Summary · October 2026

STAGE	MARKET	MODEL	SEEKING
Operating	**Metro Manila, PH**	**Placement & management fees**	**Co-founder / Co-investor**

1. The Opportunity

- Metro Manila has hundreds of thousands of condominium units owned by OFWs, overseas investors and absentee landlords who cannot manage rentals themselves.
- Owners lose months of income to vacancies, poorly presented listings, slow tenant follow-up and unreliable informal brokers.

2. The Solution & Value Proposition

- A results-first rental management service: owners pay nothing until a tenant is placed.
- Units are professionally photographed, listed across 6+ rental platforms and promoted with targeted paid advertising.

3. Business Model

Revenue comes from placement and ongoing management fees. The listing, photography and marketing playbook is repeatable per unit, so each new owner signed adds recurring revenue with low marginal cost.

4. Current Status & Traction

- Founded and actively operated by James Carstairs.
- Multi-platform listing and paid-ads process in daily use.

5. Market & Growth Vectors

- Expansion to Cebu and other high-growth Philippine cities.
- Full-service property management retainers for overseas owners.
- Short-stay and serviced-unit operations for higher yields.

6. The Ask — Who We're Looking For

An operating partner or investor with Philippine real-estate, sales or property-management experience who can help scale owner acquisition and operations. Co-investment and co-founder arrangements both considered. Founded by James Carstairs, an entrepreneur with 20+ years scaling ventures across Hong Kong and the Philippines.

Interested in co-investing or joining as a co-founder?

Contact James Carstairs — jamescarstairs.com/#contact · james@jamescarstairs.com