

PREVENTIVE ASSET MANAGEMENT FOR REAL-ESTATE PORTFOLIOS

Predictable maintenance ops for property managers.



FlixHome turns reactive maintenance into structured, B2B-grade operations. Built for property managers, AL operators, syndicates, and multi-asset portfolios in Portugal.

THE PROBLEM

Portfolios bleed money they can't see.

€1,000+
Lost / month / portfolio.
BOOKING.COM

30-40%
Of budgets on avoidable emergencies.
BOMA INTERNATIONAL

5%
Of managers run preventive today.
IFMA

STATUS QUO
WhatsApp. Emergency. Repeat.

- 01 Equipment fails
- 02 WhatsApp tech
- 03 Emergency · 3-5×
- 04 Forget. Repeat.

SOLUTION

A B2B platform + operations team.

01 · REGISTRY
Asset registry
Every property & asset catalogued, full history.

02 · CALENDAR
Preventive scheduling
Coordinated by our ops team, supported by the platform.

03 · DASHBOARDS
Operational visibility
Real-time view of every asset, visit, & euro.

BUSINESS MODEL
Two recurring streams
Two tiers: **Starter €99.90** (1-5 properties) · **Business €249.99** (5-15+ properties). Plus margin on coordinated visits.
Pricing live. Margin to validate in pilot.

MARKET
€1.5B SAM · 8-11% growth
TAM €100B global · SAM €1.5B Portugal residential · SOM €15M+ Greater Porto. 130k+ AL units nationally.

TRACTION · HONEST FRAMING

Pre-revenue. Concierge model active.

15

Early users on concierge service (WhatsApp + spreadsheet, pre-platform). Directional, n=15.

3→6

Pilot LOIs in discussion. Target: 6 signed by Sep '26. Not yet paid.

15

Technicians screened; 3 active partners today, 6 by end of pilot.

TEAM



Elio Fernandes

Founder · CEO · Product · GTM



Lúcia Miguel

Sales & CS · CRM · Pilot ops



Co-founder COO

Active search · equity 15-20% · vesting 4 yrs

THE ASK

9-MONTH RUNWAY

Raising €150k seed · SAFE post-money · cap €1.2M · 20% discount · ~12.5% equity

GTM · 40%

€60k

PRODUCT · 30%

€45k

OPS · 20%

€30k

RESERVE · 10%

€15k

MILESTONE

6 paid pilots · €5-10k MRR

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FLIXHOME.APP

PORTO · PORTUGAL

