Korlun Homes

An Offer for Property Management Services

Esteemed Investor,

We truly appreciate you for being part of the **Korlun Homes** community. Your trust and interest mean a lot to us.

At Korlun Homes, we exist because you exist — our business thrives by helping property owners like you earn more, stress-free. That's why your opinion genuinely matters to us.

Could you please take a moment to **share your experience with our services**?

👉 [Share it here]

Executive Summary

Korlun Homes helps property owners and managers like you unlock the full earning potential of their apartments through **short-stay (Airbnb-style) management**. We handle everything; marketing, guest bookings, cleaning, and maintenance, so you earn **steady passive income** while keeping your property in excellent condition. Our proven model has delivered **higher returns than traditional rent**, all with transparency and zero stress for owners.

Who We Are

Korlun Homes is a modern property management company focused on short-stay rentals (Airbnb model). We handle everything; listing, pricing, guest management, cleaning, and maintenance — while property owners earn consistent passive income without the stress of day-to-day operations.

How It Works

We take your apartment(s), furnish and list them professionally across verified booking platforms (like Airbnb, Booking.com, and others), and manage every detail from guest check-in to checkout. You simply earn from the bookings — no calls, no complaints, no hassle.

The Business Model

1. Outright Lease: We take full management of the apartment and pay you the regular annual rent, stress-free, and consistent. You earn without worrying about occupancy or maintenance.

2. Co-Hosting: You remain an active partner while we manage the operations, marketing, and bookings. You keep control, we handle the daily work, and you enjoy higher returns than traditional rent.

3. Revenue Split: We take your furnished/unfurnished property and manage for you. Profits are shared transparently as agreed. Your property earns for you, we earn from our efforts.

Why It Works for You

- Higher income potential: Earn more than long-term rent.
- Zero stress: We manage guests, cleaning, and maintenance.
- Transparent reporting: Monthly statements and performance updates.
- Property care: Your property remains clean, secure, and well-maintained.
- **Why Choose Short Let over Traditional Rent?**

	Long-Term Rent (Traditional Model)	**Short-Let Management (Korlun Homes Advantage)**
Cash Flow	Rent received once a year, long waiting periods	Consistent monthly income from ongoing bookings
Property Condition	Tenants neglect maintenance; repairs pile up	Regular cleaning, inspections, and upkeep keep property pristine
Rent Default	Risk of delayed or unpaid rent	Guests prepay before check-in — zero default risk
Vacancy Periods	Months of income loss between tenants	Continuous short stays maintain steady occupancy
Revenue Potential	Fixed, limited annual rate	Dynamic pricing — earn up to 2–3× annual rent
Property Value	Wear and tear reduce long-term value	Consistent maintenance enhances property appeal and value
Landlord Stress	Tenant management, agents, and repairs	Korlun handles everything — full hands-free management
Flexibility	Locked into contracts for years	Full control — block dates or reclaim property anytime
Tenant Risk	Limited vetting; unpredictable tenants	Verified, tracked guests ensure security and accountability
Asset Productivity	Property idle between tenants	Every night earns — your property works for you

Revenue Projection: A case study (Assume ₦35,000 per night)

Assuming you opted for revenue split package and Korlun global charged 20% service fee, and 18% was invested in maintenance (Netflix, light bills, trash, cleaning, etc), the table below shows the revenue projection for a month and year respectively.

Note: **Occupancy rates were kept at very low to medium to clearly communicate value.**

Assuming annual rent was N 3,000,000, it would imply a constant rent of 250,000 per month.

Table 1.0: Monthly Revenue Projection comparison Table

Occupancy Rate	Monthly Gross (₦)	20% Korlun fee + 18% expenses	Monthly Net (₦)	Monthly Fixed rent Net per Month (₦)	Difference: Short let Vs Fixed rent: (₦)
40%	420,000	159,600	260,400	250,000	+10,400
50%	525,000	199,500	341,250	250,000	+91,250
65%	682,500	259,350	443,625	250,000	+193,625

Table 2.0: Annual Revenue Projection Table

Occupancy Rate	Annua Gross (₦)	20% Korlun fee + 18% expenses	Annual Net (₦)	Annual Fixed rent Net per Month (₦)	Difference: Shortlet Vs Fixed rent: (₦)
40%	5,040,000	1,915,200	3,124,800	3,000,000	+124,800
50%	6,300,000	2,394,000	3,906,000	3,000,000	+906,600
65%	8,190,000	3,112,200	5,077,800	3,000,000	+2,077,800

This revenue projection at ₦35,000 per night, factoring in a 20% Korlun management fee and 18% maintenance cost clearly demonstrates the earning potential of the short-let model. Even at just **40% occupancy (12 days per month)**, your property generates an **extra ₦10,400 monthly and ₦124,800 annually**, outperforming traditional rent by **4.16% per month** and **68% per annum**. At **65% occupancy**, your earnings rise even further, exceeding the standard rental model by **77.45% monthly** and **69.26% annually**.

Next Step

Let's agree on the model that best fits your goals. We can begin with one apartment as a pilot, run the short-stay model for three months, and provide transparent performance reports throughout. This allows you to see the real numbers and results firsthand before deciding to scale further.

We can schedule a short meeting or property inspection at your convenience. Feel free to reach out with any questions or additional notes via WhatsApp or email.

• Email: info@korlunglobal.com

• Phone/WhatsApp: +234 703 064 4229

Thank you for considering Korlun Homes as your trusted partner. Let's turn your properties into performing assets — **earning effortlessly, month after month.**

Sincerely,

Michael T.T.

For: The Korlun Homes Team