



ShambaNyumba
REAL ESTATE MANAGER

See how it works in 15 minutes

A step-by-step walkthrough for landlords, developers and agencies: rentals and plot sales, without the paperwork.

1 Landlords

7 steps

2 Developers and land sellers

6 steps

3 Agencies

5 steps

Landlords

From an empty estate to rent in the bank, and the true profit on every property.

1

Create your business

Sign up, confirm your email and name your business. You get 14 days free, no card needed.

Plan	Free trial, 14 days
Credits	Included each month

2

Add your estate

Add the property as To let, then add all the houses at once (H1 to H7) with their rent. Upload photos of the estate and its houses.

Bethlehem Estate	7 houses
Rent roll	KES 42,000 a month

3

Set the estate's charges

Garbage KES 120 a month, water KES 170 per unit. Every new lease gets them automatically. Enter each meter's opening reading.

Garbage	120 monthly
Water	170 per unit, metered

4

Add tenants and leases

Tenant details and ID copies, then a lease with rent, deposit and due day. Activate it and the house shows as let.

H3, Faith Njeri	Active
Rent	KES 6,000, due on the 5th

5

Invoice in one click

Each month every lease is billed: rent, charges and water from the readings. The preview warns about any missing charge or reading. It can run automatically and email tenants.

7 invoices	KES 46,750
Check	All charges included

6

Record payments

M-PESA, bank or cash. Money goes to the oldest invoice first and the receipt is emailed. Arrears are grouped by age, with late penalties when you want them.

RCT-00012	KES 8,160 received
Overdue	2 tenants, 31-60 days

7

Know your true profit

Record running costs (repairs, cleaning, advertising) and see net income per estate. Vacant houses can be listed for you, with their photos.

Collected	KES 42,000
Net income	KES 38,500

Developers and land sellers

From buying the land to handing over titles, with the margin on every plot.

1

Add the land

Add the property as For sale, with its acreage, title and the price you budget to pay.

Kitengela Gardens	2 acres
Title	KAJIADO/KITEN GELA/9001

2

Budget and record costs

Budget every cost, then record what you actually spend: purchase costs, survey, beacons, titles, roads, water and power.

Expected cost	KES 13,050,000
Subdivision	+50,000 over budget

3

Subdivide into plots

Create the plots with sizes and prices in one go. The land given to roads is worked out, and each plot carries its share of the cost.

16 plots	450 sqm each
Cost per plot	KES 815,625

4

Sell with payment plans

Reserve a plot for a buyer: full payment, or a deposit with monthly or quarterly instalments. The schedule always adds up to the price.

SL-00002, Plot 2	Deposit + 6 x 160,000
Status	Reserved

5

Collect and transfer

Payments clear the oldest instalment first, and overdue amounts are grouped by age. Record the agreement, stamp duty, title transfer and handover.

Paid	KES 560,000 (47%)
Next step	Title transfer

6

Watch the margin

See the margin per plot and per project, and how many plots must sell to break even. List plots on the marketplace and pay only for verified leads.

Projected margin	35.7%
Break-even	Sell 8 more plots

Agencies

Collect for many owners, keep your commission, and send each owner a clear statement.

1

Switch on agency features

Tick 'We manage properties for other owners'. It's included on the Agent and Enterprise plans, and on every plan during the trial.

Arena Homes	Agency
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Plan	Agent
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2

Owners and contracts

Add each owner with their payout details. A management contract sets your commission, a percentage or a fixed monthly fee, and the properties it covers.

Jochrison family	5 houses
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Fee	KES 3,000 a month
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3

Let and collect

Use the same letting tools for every owner's property: leases, invoices, payments, arrears and readings.

Collected	KES 35,260
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Owing	1 tenant, KES 4,650
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4

Owner statements

Each month: rent collected, deposits held back, your commission and any deductions. Approve it, record the payout and send the PDF.

Payable to owner	KES 32,260
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Status	Paid, ref SJA9X8Y7Z6
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5

Agents

Give each agent a login that shows only their own contracts and sales, and a commission report for every month.

James Kamau	2 contracts
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Commission	KES 9,000
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Get started

Everything above works from the first day of your free trial.

Free trial	14 days with every feature, including agency tools. No card needed.
One subscription	Your business pays one plan for all its properties. Plans are sized by the units in use.
Credits	PDFs, large invoice runs and verified leads use credits. Every plan includes credits each month.
Your data is yours	Each business is kept separate. Team members see only what their role allows, and finances only if you allow it.
Help	The step-by-step User Guide is in the app. Questions: info@shambanyumba.com

Start your free trial

shambanyumba.com: click Start free trial. 14 days, no card needed.