

CondoBase — Data Room One-Pager

condobase.asia · measured, not marketed · prepared 2026-10-10

condobase.asia · Southeast Asia condo rentals & sales · prepared 2026-10-10

Every number here is measured from the live platform, not extrapolated. Beta-stage-platform facts are stated as beta facts — no invented traffic or revenue. The /business memo carries the strategy story; this document is what diligence teams ask for: codebase health, live data, and the honest funnel.

1. The platform in one paragraph

CondoBase (condobase.asia) is a Next.js 14 (App Router) + Supabase (Postgres + RLS) + Stripe + Resend + Mux marketplace where agents list condos across Southeast Asia; renters browse, enquire, reserve, and pay. It is English/Thai/Chinese/Japanese/Korean/Vietnamese/Filipino-localized with one translation table and per-subscriber newsletter localization. The platform is deployed on Vercel with Supabase as the data layer, and is currently for sale as a complete, transferable business asset — the offer window is open, bidding from \$10,000 USD (see the /business memo).

2. Codebase health (measured git rev-list + filesystem)

M76-1097
 21
 20-229 key-language entries
 Med distinct active days, 2026-06 !' 2026-10

3. Live database (row counts read from prod Postgres via the service role, 2026-10-10)

Accurated tower portfolio (30 researched; Makati/BGC + user/AI-created)
AI-driven (backed by its own data; the test protocol carries 100s logically)
Current (newer star market (idempotency fixed, migration 0102))
Community (small size grow)
Personal verification path (Persona) live
Tunnels built, not yet fed → a beta-stage platform, stated as such

4. Traffic & funnel baseline

- Traffic, at this stage: Vercel analytics is not not wired; the honest traffic row is the QR/click trail (2 scans: flyer + newsletter sources) and 1 newsletter subscriber. No invented demand numbers — this is intentional: any "traffic" line in our marketing docs is falsifiable, so we don't put one there. Investors reading the code can trace the same tables.
- The growth funnel endpoint (`/api/metrics/growth`, super-admin-gated) computes hot cities, pulse!'listing conversion, click!'reserve rate, and newsletter per-send health from real rows — all zeros at this stage, by design. The `0101 newsletter_send_log` table exists and is read by this route.
- LLM/AI-citation surface (`/llms.txt`) is live and links the acquisition memo; the platform is discoverable to AI assistants out of the box.

5. What is built, verified and live

- Public condo directory (44 towers, SSR, availability counts, no fabricated vacancies), profile pages, listing pages (rent + sale), city pages, agents directory + agent profile + agent dashboards
- Full reservation flow with Stripe Checkout, wallet (crypto) UI, contract signing UI, KYC (Persona) with private documents bucket
- Messaging in-app/WhatsApp/Viber channels, timelines, saved agents, cleaning offers, building alerts, newsletter capture + monthly send (Resend, idempotent, verified twice), Telegram bot for admin notifications
- QR flyer tracking (/r/... short URLs, qr_scans with source attribution), promo script generator, marketing image pipeline, Eve/PostHog reserved but not instrumented
- Video: Mux pipeline (processing, playback, analytics) live for listing tours; R2 (zero-egress) path just built for affordable timeline/listing clips

6. Honest gaps (state — not spin)

- Reservations/contracts/alerts are all wired but unused (0 rows) — that is the growth opportunity, not a defect; the platform works, the demand layer hasn't been engaged
- No paid campaigns have ever run; the growth so far is organic and seeded
- PostHog instrumentation not active; analytics would need wiring post-transfer
- Beta is currently free-to-use: no GMV yet by design — pricing starts when the current deal closes or the promotion ends, whichever comes first

7. Acquisition logistics

- Bidding opens at \$10,000 USD, all-in: codebase, domains (condobase.asia + condobase.net mirroring), brand, Supabase data, market assets, and a 48-hour transfer plan (credential handoff, GitHub repo, Cloudflare/Vercel/Supabase/Stripe/Resend/Mux/Spaceship dashboards). Written offers are considered in order of arrival; the highest clear offer wins.
- Payment accepted: bank wire or stablecoin (USDC/USDT on a clean chain; counterpart can pick)
- Contact: admin@condobase.asia

Source of truth: every figure above is regenerable from the repo (git/e2e) and prod DB via service-role reads. Ask for the verification script if you want to re-run any line item.