

## SummitCove Lodging Rental Projection

*Thank you for your interest in SummitCove Vacation Lodging in Keystone! We look forward to walking with you through the first steps of choosing a property management company for your vacation home here in Keystone! Here are just a few of the benefits of working with SummitCove with a revenue projection for your property.*

### SummitCove Owner Benefits:

- **Low 75% / 25% Management Split** so you take home more of your own revenues
- **No Upfront Costs** - it's free to become part of our family
- **User-Friendly Owner Web Portal** - so you can make your own reservations for yourself and your family and see real-time updates
- **No Usage Limits or Restrictions** - we want you to feel welcome to use your own home as often as you like and when you like!

### SummitCove Services:

- **24-Hour Guest Services** to ensure you, your guests, and your family have peace of mind day or night.
- **Local Check-in Office** for a personal arrival experience, meaning no lock box check in. We want guests to feel welcome before they arrive at your property.
- **Experienced Vacation Planners** that match guests specifically to your property - adding to our 49% return guest rate!
- **In-house Expert-Trained & Certified Housekeeping** staff that cleans, inspects and cares for each property with detailed attention
- **In-House Expert Maintenance** with over 50 years combined experience with specialties in carpentry, plumbing, painting, drywall and more!
- **Dedicated Homeowner Services Team** available 7 days a week, all year round
- **Individual Property Marketing** so your property receives maximum exposure.
- **Local Discounts and Partnerships** to offer owners and guests maximum value during their vacation

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**SummitCove Vacation Lodging & Property Management**

[www.SummitCove.com](http://www.SummitCove.com)

Call Us: **(970) 368-7023**

Email Us: [OwnerSupport@SummitCove.com](mailto:OwnerSupport@SummitCove.com)

## Rental Projection for Alders - #84 Independence 3bd

<b>Annual Gross Revenues*</b>	\$40,000 - \$44,000
<b>Average Nights Rented</b>	140-150
<b>Average Owner Nights</b>	7
<b>Owner Net Income</b> (75% of Gross Revenue)	\$30,000 - \$33,000
<b>Estimated Annual Costs</b> (Annual Maintenance Check, Deep Cleaning, Carpet Cleaning, Blanket & Comforter Cleaning, Lock Maintenance, Inventory Check, County Permitting, Repairs)	\$900
<b>Initial Deep Cleaning</b>	<b>FREE</b>
<b>Initial Maintenance Check</b>	<b>FREE</b>
<b>Initial Linen Package Setup</b>	<b>FREE</b>
<b>Listing on over 20 Marketing Channels</b> (VRBO, AirBnB, Expedia, Priceline, etc.)	<b>FREE</b>
<b>Professional Photos, Video, and specialized Marketing</b>	<b>FREE</b>

\* This is not a guarantee of income, this is a representation of how similar properties in our rental program have performed. Gross revenues is the number of nights x nightly rates Owner net is the owner commission. Unforeseen factors such as owner use, economic variables, gas prices, and snowfall, and weather will create variance in the estimated revenues above.

\* All items are billed separately during the year, but this is the estimated annual costs of all of these activities. Repairs can vary since it is impossible to predict items and scenarios including, but not limited to, failure of electrical appliances, heating systems, water and sewer systems, external water leaks, etc.

\* Hot tub, sleeping capacity of 12 (2 per bd +4 +2 for second living area) will all help maximize revenue

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