



GREAT WESTERN LODGING



Celebrating
over 25 years in
Summit County

Rental Income Projection

180 Tennis Club Rd #1655

Month	Average Nightly Rate	Occupancy	Nights in Month	Actual Nights Rented	Estimated Annual Rental Revenue
January	\$250	85%	31	26	\$6,588
February	\$300	90%	28	25	\$7,560
March	\$325	90%	31	28	\$9,068
April	\$140	45%	30	14	\$1,890
May	\$75	20%	31	6	\$465
June	\$100	75%	30	23	\$2,250
July	\$175	85%	31	26	\$4,611
August	\$125	75%	31	23	\$2,813
September	\$125	50%	30	15	\$1,875
October	\$85	40%	31	12	\$1,054
November	\$125	40%	30	12	\$1,500
December	\$400	65%	31	20	\$8,060
YEARLY TOTAL	\$185.42	63%	365	230	\$47,733

20%

Our full-service
management offer

About Great Western Lodging (GWL)

- **GWL owner properties are listed on the biggest marketing channels available.** Along with AirBnb/VRBO, we are also advertising on Breckenridge Central Reservations which is through the town of Breckenridge.
- **GWL pays for ALL marketing,** including listings, ads, and photos.
- **We have the best staff because we treat them well.** GWL starts new employees at \$25/hr when the industry standard is only \$20. We offer full health care benefits as well as a 401k with match.
- **We have an employee retention rate of 94%** with over 20 employees.
- **We reward our employees for great service and performance.** Our Owner Relations Team is graded on three factors: owner retention, email and text response within one hour, and answering 96% of all phone calls.
- **We inspect** for cleanliness and property condition after every guest departs.

Estimates are based upon experience and are not guarantees.



GREAT WESTERN LODGING

The value we add to your rental property can be seen immediately

Lower commissions and fewer fees provide a return on your investment that puts more money in your pocket.

Customer service—with local knowledge baked in

From reservation agents, revenue and marketing managers, owner liaisons, and office staff, to our maintenance and housekeeping team members, we hire local professionals to manage each aspect of our business. And we provide 24-hour on-call support. Residing in the area, our maintenance team can assist your guests with late-night emergencies and facilitate the appropriate response in person.

Marketing—giving your property the competitive edge

Our Revenue Management team makes sure your property receives quality renters. They set and yield rates throughout the year according to the market, and ensure your property is being seen through various digital platforms.

Maintenance management—keeping your vendors happy

Rental properties require multiple service vendors, generating a lot of monthly paperwork. We manage vendors and payments so you don't have to. And our Accounting team collect and remit all taxes on your behalf.



1 | Quick Onboarding

Your property is entered in our reservation system quickly, going live on gwlodging.com, VRBO, Airbnb in a matter of days.

2 | Revenue Management

Our local team sets and monitors your nightly rates correctly, so that they meet your specific rental projections for the year.

3 | All-inclusive Marketing

We attract guests to your unit with professional photos and a strong digital presence—including SEO, Google Ads, and email campaigns.

4 | Worry-free Housekeeping

Our expert teams clean and maintain your home to the highest standards, while keeping guests on the books—minor maintenance included.

5 | Repeat Bookings

Our Guest Services team communicates with guests to ensure satisfaction, generate repeat bookings and increase revenue for your property.