

Your management proposal

2308 Ski Trail Lane #211



This proposal details what you can expect when you partner with SkyRun Vacation Rentals for the management of your home.

Our 100% locally owned and operated business is the area's most trusted partner in vacation home management, and we would be honored to care for your home.

When you're ready to talk through questions or take the next step--I'm here to help.

Talk soon,
Taylor Hebel
Location Manager,



970-315-0209



taylor@skyrun.com

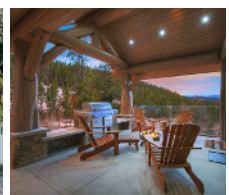
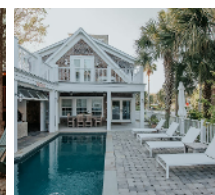
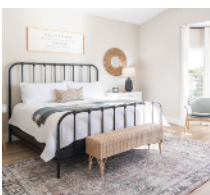
Your home's earning potential

Homeowners report earning **up to 30% more** after switching to SkyRun

With our expertise in the industry, SkyRun consistently outperforms the competition in our region in both occupancy and average daily rates.

ESTIMATED GROSS ANNUAL RENTAL INCOME* \$69,200 - \$85,500

SkyRun doesn't believe in nickel and diming--you'll get simple, straightforward terms on your contract so you'll always know what to expect. Ask me for more details on our management fees and what they cover.



Steamboat.SkyRun.com | 970-315-0209 | taylor@skyrun.com

*This projection is not a guarantee of income. The figures outlined in this proposal are based on current market data for similar properties in the region and takes into account current bed configurations, amenities, etc. Please contact us to arrange a free, no-obligation visit and advice on ways to increase your property's rental revenue.

THE SKYRUN DIFFERENCE

OUR HOMEOWNERS ARE NOT JUST A NUMBER TO US—THEY'RE OUR NEIGHBORS.

As a locally owned and operated business, we're able to put time and personalized attention into each of the homes in our carefully curated portfolio. We live, work, and play here in Steamboat and we understand the unique concerns of this community.

However, as a part of a nationwide franchise, we have access to tools and tech at an enterprise scale that will help your home stay ahead of the game.

We're the best of both worlds when it comes to vacation rental management.

	SKYRUN VACATION RENTALS	THE COMPETITION		
	FULL SERVICE	Small Business	Big National	Self-Managed
Listing & optimization on leading booking channels	✓		✓	
Professional marketing	✓		✓	
Efficient tech stack	✓			
Local business ownership	✓	✓		✓
Cutting-edge revenue management	✓		✓	
Straightforward contract terms	✓			
No onboarding or startup fees	✓			✓
Easy-to-use owner portal	✓		✓	
Unlimited owner stays	✓			✓
Fast response time to owner & guest inquiries	✓			
Peace of mind	✓			
Maintenance	✓	✓	✓	
Housekeeping	✓	✓	✓	
Premium guest amenities & services	✓		✓	
24/7 guest support	✓		✓	
Local regulatory expertise & guidance	✓	✓		

THE SKYRUN DIFFERENCE

^ 30%

Most homeowners report earning up to 30% more after switching to SkyRun.

4.8

SkyRun properties average an industry-high 4.8 out of 5 stars in guest reviews.

^ 2.4x

SkyRun properties are booked 2.4x more often than the average listing on leading booking channels.



Our Commitment to Homeowners



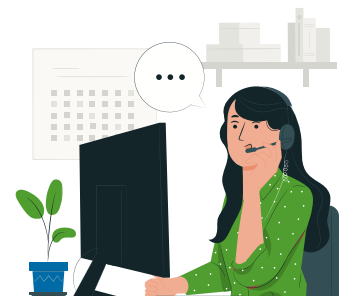
Cash

Say goodbye to being nickel and dimed, and say hello to more revenue than with the competition.



Care

As a local business, our reputation means everything to us. Our clients are not just a number to us, they're our neighbors.



Communication

You'll have an open line of communication to us when you need us. No running in circles, no unanswered emails. We'll get back to you each and every time.



CASH

Say goodbye to being nickel and dimed, and say hello to more revenue.

✓ Efficient Tech Stack

Every SkyRun location is equipped with a sophisticated, integrated tech stack to power their business. This keeps our overhead low—a savings we pass along to our homeowners.

✓ Straightforward Terms

Some management companies promise low fees then slam you with incremental surprise charges for lightbulbs, snow shoveling, and linens. SkyRun doesn't believe in nickel and diming—you'll get simple, straightforward terms on your contract with us so you'll always know what to expect.

✓ No Onboarding or Startup Fees

It doesn't cost anything to get started with SkyRun. We make money only when you do: when we get your property booked.

✓ Revenue Management

We've cracked the code when it comes to pricing your property. Using a scientific approach powered by our national data set and local competitive intelligence, we'll always price for the best returns on your investment, leaving no money on the table. With this approach, we've seen average daily rates increase 14% year over year.

✓ Marketing

Your property will not only be listed on the leading online booking channels, but will be optimized to perform well against other similar homes. In fact, SkyRun properties are booked 2.4x more often than the average listing on leading booking channels.

✓ Taxes & Accounting

We collect and pay your state and local taxes for nightly rentals. We also organize and prepare your year-end tax documents.



CARE

As a local business, our reputation means everything to us. Our clients are not just a number to us—they're our neighbors. That's why we go the extra mile for you.

✓ Maintenance

Our preventative maintenance approach utilizes proactive inspections, routine service, and smart tech to keep your property in excellent condition. Are you looking to retire in this home? We'll make sure it is ready when you are.

✓ Housekeeping

In between stays, our professional team of housekeepers complete a thorough cleaning and restocking process to leave your home sparkling before the next guest arrives.

✓ 100% Owner Satisfaction Guarantee

Homeowners stay happy with SkyRun because we go above and beyond to meet their needs. If you aren't satisfied, we aren't either—and we'll work to make it right.

✓ Premium Amenities

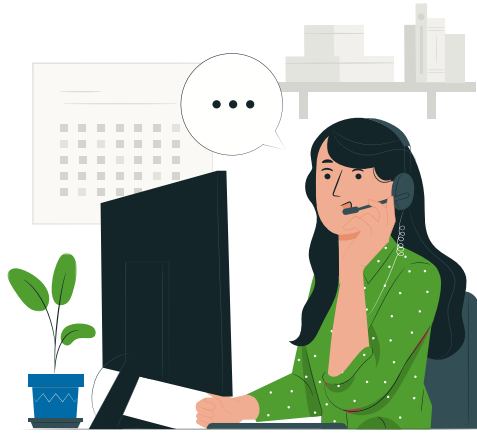
There's no reason why guests shouldn't feel pampered in a vacation rental. We provide high-quality linens, towels, and amenities and our team will restock all guest disposable supplies in between stays.

✓ Smart Security

SkyRun is committed to taking the worries out of vacation rentals for homeowners. Ask us about our solutions to keep your property safe and protected from liability while you rent it out.

✓ 5-Star Guest Hospitality

Happy guests power positive reviews—the #1 most important factor in influencing future bookings. On top of providing 24/7 guest support, we provide local recommendations and discounts to enhance the guest experience. The results? SkyRun earns an industry-high guest rating of 4.8 stars out of 5 across our locations and has over 30 thousand 5-star reviews to date.



COMMUNICATION

We know how important it is to know what is happening in your home. With SkyRun, you'll have an open line of communication to us when you need us. No running in circles, no unanswered emails. We'll get back to you each and every time.

✓ Local Staff

You'll know your property manager and have a direct line of communication to them when you need them. They'll live near your home and can be there in a heartbeat should they need to be.

✓ Owner Portal

Keep all of your home's information at your fingertips with our easy-to-use owner portal. From here, you can see, make, and manage your reservations; check your home's KPIs and customize which metrics you want to track; and view and download your monthly statements, 1099s, and annual reports.

✓ Guest Communication

From before the booking all the way through and after checkout, we're in communication with your guests to ensure they have a smooth and pleasant stay. To make it easy, we're available to them via phone, email, and text 7 days a week.

✓ Licensing, Permitting, & Regulatory Guidance

We're experts in local regulations surrounding short term rentals. Things are changing fast, and we know what homeowners need to do to maintain the proper permits and licenses as a vacation rental. We will guide you through the process to ensure your investment property is in full compliance with the law.



Serving Steamboat
Springs, CO



GETTING STARTED IS QUICK & EASY

Your home can be up and running with SkyRun in as little as 24-48 hours.

- ✓ We coordinate transition with your former property manager as required
- ✓ FREE property setup
- ✓ FREE maintenance inspection of property to create customized property record
- ✓ FREE professional photography
- ✓ Easy web-based enrollment forms for owner portal, direct deposit, tax & property information
- ✓ We honor & manage all existing reservations during the transition

EARN MORE, WORRY LESS

SkyRun works hard to ensure your home is making the best revenue possible.

- ✓ No onboarding or startup fees
- ✓ Listing & optimization on leading booking channels
- ✓ Email marketing to over 100k past SkyRun guests & features on SkyRun social media
- ✓ Revenue management - daily price changes based on occupancy and local rate data
- ✓ SkyRun pays all credit card transaction fees
- ✓ SkyRun collects and remits all vacation rental lodging taxes and prepares your year-end tax documents
- ✓ Efficient model - our franchise model allows us access to a sophisticated, integrated tech stack. This keeps our overhead low & commission rates competitive
- ✓ Straightforward contract terms - we don't believe in nickel and diming

YOUR HOME IS OUR PRIORITY

Our homeowners are not just a number to us, they are our neighbors. That's why we go the extra mile for you.

- ✓ FREE proactive property inspections
- ✓ FREE professional housekeeping
- ✓ 24/7 maintenance emergency response
- ✓ Affordable insurance options

A PARTNER YOU CAN TRUST

We believe in transparent business practices & maintaining an open line of communication.

- ✓ 100% locally owned and operated
- ✓ User-friendly owner portal keeps your home's information at your fingertips
- ✓ We'll guide you through every step of the process to ensure your rental is in full compliance with local regulations
- ✓ Unlimited owner use of your property

5-STAR GUEST HOSPITALITY

Happy guests turn into return guests.

- ✓ We average 4.8 out of 5 stars in our reviews
- ✓ FREE premium amenities including high-quality linens, towels, soaps & disposable supplies
- ✓ Email, text, and phone communication with all guests from booking through checkout
- ✓ Discounts on local activities



WHY IS SKYRUN YOUR BEST CHOICE?



UNPARALLELED REPUTATION

SkyRun is an award-winning company with a **reputation for outstanding service** for guests and homeowners. Our homeowners consistently report experiencing a trusting, open, and reliable relationship when working with SkyRun.



MORE REVENUE

Say goodbye to being nickel and dimed, and say hello to making more revenue than with the competition. Due to our marketing and pricing expertise, SkyRun properties are **booked 2.4x more often** than the average listing on leading booking channels, and homeowners report earning up to **30% more revenue** after switching to SkyRun.



WE'RE LOCAL

We are 100% locally owned and operated. Our staff **live, work, and play in Steamboat**. When a guest calls for local recommendations, we know how to give them the best experience during their stay. Even better? When you work with SkyRun, you are helping to create jobs and grow a small business right here in Steamboat.



YOUR HOME IS OUR PRIORITY

As a locally-owned business, our reputation means everything to us. Our homeowners are not just a number to us, they're our neighbors. That's why **we go the extra mile to ensure your home is clean, maintained, and well cared for.**



THE BEST OF BOTH WORLDS

SkyRun is a locally-owned franchise operating within a national network of vacation rental businesses. This unique business model means we have access to the **sophisticated technology, robust data, and top-tier industry partners** of a much larger company without having to sacrifice our boutique service approach.



WE KNOW HOW TO HAVE FUN

We're in the business of making dreams a reality – whether it be your dream home or a guest's dream vacation. We're passionate about helping our customers to make happy memories, and we center joy in our company culture because we know the importance that fun plays in creating a meaningful life.