

ANTLER'S 212

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## Rental Management Proposal

2053 Ski Time Square Drive  
#212, Building B  
Vail, CO

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## Introduction

Thank you for considering Moving Mountains for your Colorado mountain home. With 27 years of proven success, we deliver what matters most: stronger rental performance and meticulous property care. Our luxury portfolio attracts discerning guests who pay more for a seamless five-star experience. At the same time, our year-round maintenance program protects your investment and ensures worry-free ownership. Your home is a natural fit. Inside, you'll find an estimate of its rental potential and an outline of our services.

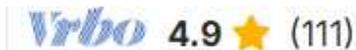
## Moving Mountains Market Performance

Moving Mountains invests in data to drive revenue decisions. Our business model is based on a high-yield, low-impact philosophy that outperforms the market with a higher average daily rate (ADR) and lower occupancy, yielding the highest Revenue Per Available Room (RevPAR). Revenue generated for each night is meaningful, and we see less wear and tear as a result. We believe this is the "sweet spot" for true luxury rental homes.

## Revenue Estimate

Season	<i>Proposed</i>	<i>Low</i>	<i>High</i>	<i>Low</i>	<i>High</i>
	Nightly Rate	Target # nights	Target # nights	Revenue	Revenue
Thanksgiving	\$946	0	4	\$0	\$3,481
Pre Holiday	\$946	0	5	\$0	\$4,352
Christmas	\$2,581	4	5	\$8,775	\$11,873
New Year	\$3,852	6	6	\$19,645	\$21,263
Value (Lower Demand Winter)	\$1,757	25	30	\$37,336	\$48,493
Regular (High Winter Demand)	\$2,406	20	25	\$40,902	\$55,338
Late (After SB - Mtn Close)	\$946	5	10	\$4,021	\$8,703
Spring (May - early June)	\$557	0	5	\$0	\$2,562
Summer (June - Labor Day)	\$650	35	40	\$19,338	\$23,920
Fall (After Labor Day)	\$557	5	10	\$2,367	\$5,124
<b>Total</b>		<b>100</b>	<b>140</b>	<b>\$132,384</b>	<b>\$185,110</b>

The estimate is based on little to no owner usage with availability to rent over-all peak periods to maximize rental revenue. The Low Revenue column includes an average discount of 15% with lower occupied nights. The High Revenue column includes an average discount of 8% with more occupied nights. This is based on our suggested market recommendation; revenue strategies are customized for each home. We will work with you to adjust our approach based on your needs. Estimates are valid 60 days from creation and reflect potential performance based on the current market conditions.



## Vacation Rental Management Services

Homeowners who wish to generate income can enroll in Moving Mountains' **luxury vacation rental program**. This model prioritizes high-quality stays with a focus on maximizing net revenue while preserving property integrity.

- 30% Management Commission for Platinum Homes
- 18% Commission on Owner-Referred Bookings
- Data-driven Dynamic Revenue Management
- High ADR + optimized occupancy for meaningful rental revenue returns
- Professional media creation (staging, 3D tours, photography)
- Robust marketing strategy: website, PR, email, social media, SEO
- Customized Crawford Square website with live connection to MM site
- Pre-arrival guest concierge and trip planning
- Owner Portal for real-time reservations and reporting
- STR license management
- Complimentary linens, towels, and luxury robes included



### SHUTTLE SERVICE

Skip the cold walk and busy buses with our private door-to-door shuttle service (ski season only).



### ELEVATED EXPERIENCE

Elevated guest experience with full-service pre-trip planning including pre-arrival groceries, catering services, lift tickets, activities and more.



### HIGH-TOUCH SERVICE

Onsite guest check-in, home walkthrough, and detailed home guides.

## Property Management Services

Moving Mountains offers luxury-grade property management services. Our services are built around a proactive, year-round maintenance philosophy designed to protect and enhance the value of each residence. All participants benefit from a dedicated local team that provides expert oversight, routine inspections, and compliance with the highest safety standards. Our year-round services ensure each home is protected, pristine, and fully supported.

- Weekly property inspections and system checks
- Pre-arrival and post-stay inspections
- Biannual residence condition assessments
- Housekeeping coordination and consumable stocking
- Spa service, trash pickup, and snow removal
- Emergency response and vendor coordination
- 24/7 local support and home monitoring
- Twice-yearly property and safety assessments, including maintenance, upgrades, and safety equipment.
- Accepting deliveries at the office and dropping off at your home
- Supplying complimentary high-quality linens, towels, and robes for rental guests.



## Homeowner Benefits

- Complimentary use of our private shuttle service during Owner and Guest of Owner stays
- Complimentary use of Moving Mountains Guest Services for Owners and Owner Guests
- All Moving Mountain homeowners receive free membership to THIRDHOME, a private-home-exchange network of luxury second homeowners.
- Home optimization support with access to wholesale rates on home goods through strategic partners, InHaven and Minoan.
- Potential savings on homeowner's insurance due to Moving Mountain's certified Breezeway Safety maintenance team

## Owner Testimonials

“The entire team at Moving Mountains is great. Their attention and care of every detail at our home is quite remarkable. Each time we return to our home we are impressed that it appears to be in better condition than it was previously! Truly outstanding and have been a true partner in our relationship.”

- *David Jones, Moving Mountains Homeowner, Rustler’s Lodge*

“One of the significant points of upside with Moving Mountains is that they treat you as if you’re one of their renters. You have access to the shuttles; you have access to all the benefits and services that they provide, and those benefits and services are as high-end and as frictionless as you could possibly imagine”

- *John Papadia, Moving Mountains Homeowner, Blackstone Lodge*

## Industry Reputation & Recognition



- **2025 Best Host** – Shift Short Term Rental Awards
- **2025 Spring Vacation Rental Management Market Leaders** – Comparent Market Leader Awards
- **2025 Shortyz Guest Experience Award** – by Short Term Rentalz
- **Outside Magazine, Best Places to Work – Top 100** – 2019, 2021, 2022, 2023, 2024

## EXCEEDS EXPECTATIONS EVERY TIME

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Moving Mountains staff is personal, attentive and take care of things before you even need to ask. I cannot imagine using anyone else to take care of our home that's so precious to us.

- LINDSAY W.

At Moving Mountains, we go beyond vacation rentals—we care for your home as if it were our own.

- Dedicated Local Team
- Routine Inspections
- Hassle-Free Management
- Winter Shuttle Service
- 5-Star Guest Experience
- High-Yield Revenue Strategy