



Elevate Your Property Investment with Our Management Services

At Gilson Property Group, we enhance revenue for property owners through strategic management, innovative marketing, and data insights, focusing on luxury short-term rentals. We optimize pricing and operations for profitability while prioritizing proactive care, transparent management, and growth planning to ensure long-term returns and high hospitality standards.

Why Choose Us

- ✓ Transparent Pricing – No markups on service or repair fees
- ✓ Fair Cleaning Costs – Reasonable pass-through cleaning fees
- ✓ No Hidden Fees – No annual linen or product charges
- ✓ Direct Payouts – ensuring quick and seamless payments

Locally Owned & Operated – Personalized service from a team that knows the market

30 Day+ Rental Projection

442 White Cloud Dr, Breckenridge, CO 80424

\$95,000- \$160,000

Annual Gross Revenue Target Range



Property Features



5 Bedrooms



5 Bathrooms



Garage Parking



Private Hot Tub



Mountain Views



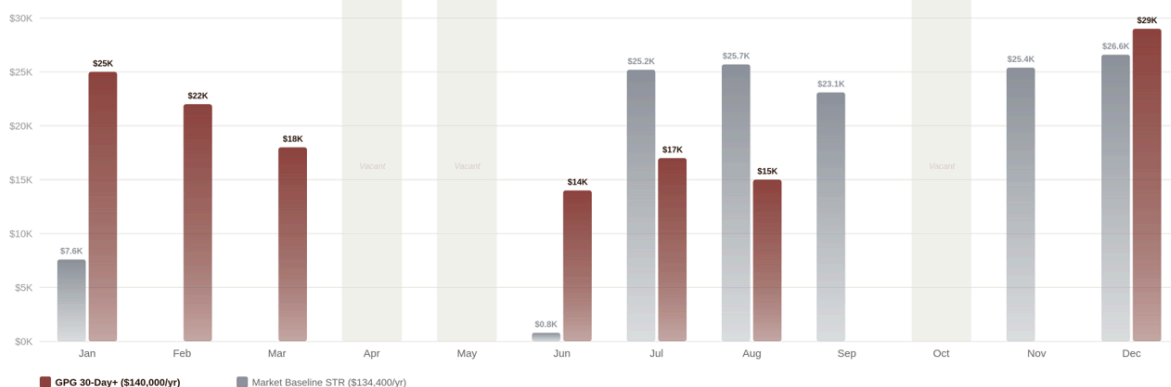
Ski in/Ski out

Annual Revenue

Market data estimates 442 White Cloud Dr's annual revenue at \$134,400 for short-term rentals, based on a \$1,253 daily rate and 39% occupancy. The Gilson Property Group's 30-day+ strategy projects \$140,000 in annual revenue, emphasizing a better cost structure rather than a significant gross revenue increase. This plan anticipates 7 occupied months at a \$20,000 monthly rate, with no lodging tax, lower turnover costs, reduced wear and tear, and predictable cash flow, leading to higher net income for the owner despite similar gross revenue.

MARKET BASELINE vs. GPG 30-DAY+ PROJECTION

Market Data STR baseline (\$134,400) vs. GPG 30-Day+ projection (\$140,000) | Comparable gross, better net



Disclaimer:

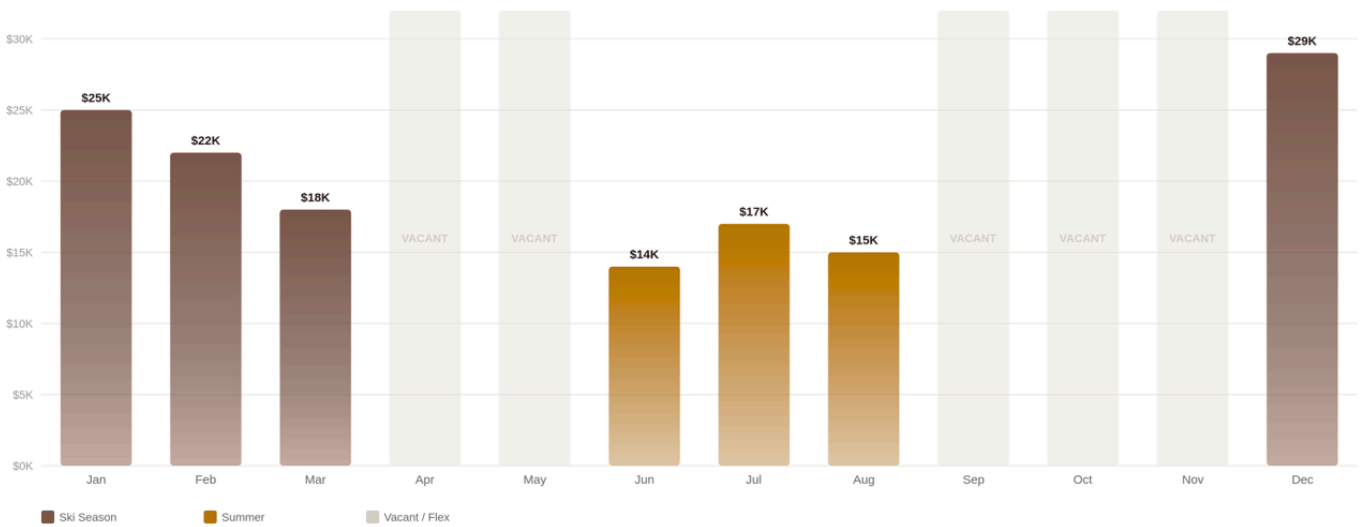
These rental projections are best estimates based on available data and market trends. They are for informational purposes only and not guarantees of future performance. Actual rental income may vary due to various factors beyond our control.

Monthly Breakdown

The monthly projection targets 7 occupied months across Breckenridge’s two primary demand seasons. Ski season (December–March) drives premium monthly rates of \$18,000–\$29,000, generating \$94,000 across four months. February commands \$22,000 as a core ski month anchored by Presidents Day and consistent powder demand. Summer months (June–August) contribute \$46,000 at rates of \$14,000–\$17,000. Five months (April, May, September, October, November) remain vacant or available as flex months for owner use or opportunistic bookings that would represent upside beyond this projection.

MONTHLY REVENUE PROJECTION

442 White Cloud Dr | GPG 30-Day+ Strategy | 5 Bedrooms | Annual Gross: \$140,000



Occupancy Trend

The 30-day+ occupancy model targets 7 of 12 months booked – 213 occupied days representing 58.4% annual occupancy. Ski season (January–March, December) anchors the revenue calendar with 4 premium months generating \$94,000. February at \$22,000 reflects sustained ski-season demand driven by Presidents Day, consistent snowfall, and the property’s appeal for extended winter stays. Summer (June–August) adds 3 months at \$46,000. Five months remain vacant or available as flex months – providing owner use flexibility and representing genuine upside if shoulder bookings materialize beyond this base projection.

OCCUPANCY CALENDAR

30-Day+ occupancy by month | 7 of 12 months booked | 58.4% annual occupancy

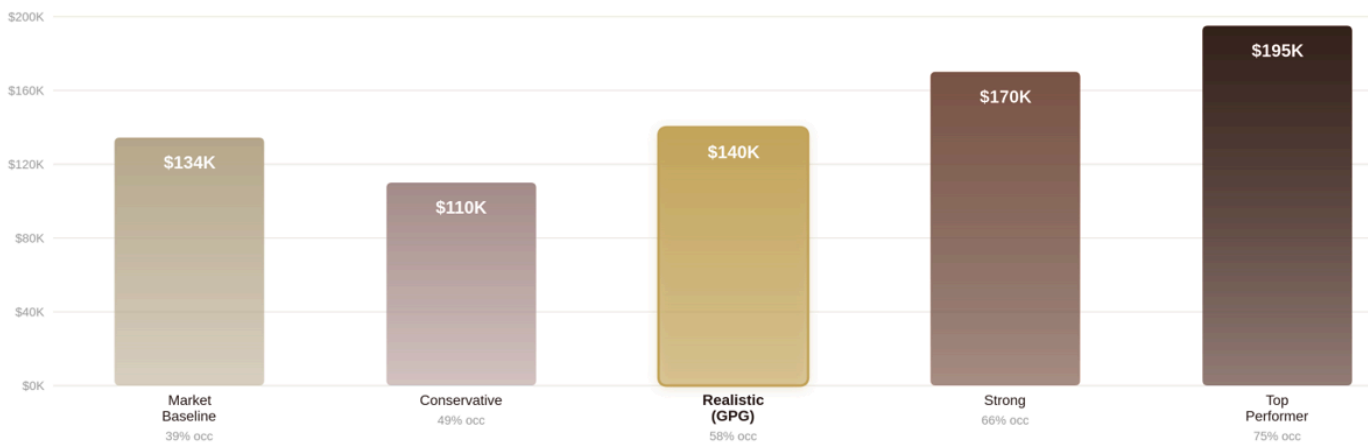


Revenue Range

Five revenue scenarios illustrate the performance range for 442 White Cloud Dr. The Market Baseline reflects current STR market data. The GPG Realistic scenario (\$140,000) represents a defensible base case: 7 months booked at a blended \$20,000 monthly rate. Strong and Top Performer scenarios represent genuine upside – capturing additional shoulder-season months through strategic pricing and tenant sourcing – not assumptions baked into the base case.

REVENUE SCENARIOS

Projected gross revenue at various occupancy levels | 442 White Cloud Dr



The 30-Day+ Advantage

The case for 30-day+ rentals at 442 White Cloud Drive focuses on enhancing owner economics rather than inflating revenue projections. Market data suggests traditional short-term rentals generate about \$134,400 annually, while the 30-day+ strategy estimates \$140,000 in gross revenue. The net income for owners is significantly improved under the 30-day+ model due to four advantages: exemption from Summit County's lodging tax, reduced turnover costs (75-85% lower), decreased risk of wear and damage, and predictable cash flow from monthly leases compared to the volatility of short-term rentals.

WHY 30-DAY+ RENTALS

Structural advantages that improve owner net without inflating gross | 442 White Cloud Dr



Lodging Tax Exempt

Summit County 30+ day stays exempt from lodging/occupancy tax



75-85% Less Turnover

7-12 turnovers vs. 60-100+. Fewer cleanings, lower supply & labor costs



Predictable Cash Flow

Monthly commitments the owner can underwrite against. Not volatile



Quality Tenants

Seasonal workers, relocating families, remote professionals



Reduced Wear & Risk

Longer-stay tenants treat property as home. Less party/event risk












Better Net Economics

Comparable gross to STR but materially better owner net after costs

Our Management Services Feature:



(All-inclusive hospitality & Management Services)

Onboarding Fee	\$2000
Monthly Fee	-
Commission	25%
Business Management and Tax Administration	
High Definition Photography & Videography	
Distributed Listing Management (Airbnb, VRBO, Booking.com, Gilson Direct)	
Daily Revenue Management	
Full Specturm SEO & SEM	
Manage Repairs, Cleaning & Linens	
Guest Screening , Security Deposit management	
Proactive/Reactive Guest Communication	
Hospitality Services	



Learn more about our client benefits



Maximize Investment Potential

Transform properties into standout products in a competitive market.



Personalized Experience

Open, transparent conversations and tailored solutions to meet investment goals.



Ongoing Market Analysis

Dynamic pricing strategy and continuous market analysis to optimize listings.



Standardized Processes & Strategy

Operational and marketing strategies to build presence, digital footprint, trust and portfolio utilization.



Direct Booking & Optimization

Unique AI-powered services for personalized guest assistance and optimized channels.



Concierge Services & Marketplace:

Full vacation experience with services like private chefs, spa, grocery delivery, car rentals, and more.

What our Clients Say!

What could be more eye-opening than peeking through our clients' lenses to truly grasp the heart and soul we pour into every bond we build?



Sharon Allsopp



The Gilson Property team is a reliable and exceptional business partner! They help me uphold high standards for my property by providing insights based on guest feedback and their continuous inspections.

Since my contract with Gilson Property Group began on 2023, I continue to see growth year over year, specially during ski season!



Roger Wingfield



This company is fantastic at managing your property, always responding promptly and demonstrating a willingness to collaborate.


Josh is a pleasure to work with and takes immense pride in our short-term rental property located at 8510 One Ski Hill.

Maximize Your Investments with Our Latest Market Insights



At Gilson Property Group, we believe in providing our potential clients with the latest market information to help you make informed decisions.

State of the Market



High Demand/High Competition: The luxury rental market remains in high demand but is becoming increasingly competitive as new developments and investors continue to drive growth in short-term rental inventory. In Breckenridge alone, short-term rental listings have seen an average year-over-year increase of 250 units, intensifying competition for bookings.

With competition rising, strategic property management, pricing optimization, and marketing differentiation are more critical than ever to maximize returns.


Dynamic Pricing Strategies

Optimized Revenue: We use real-time data to adjust rental prices for maximum occupancy and revenue.

Competitive Edge: Our pricing tools keep properties competitively priced, attracting high-end renters.



Personalized Client Experience

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- **Concierge Services:** Guests seek more than just a stay. Our services ensure memorable experiences.
 - **Tailored Solutions:** We understand our clients' needs and offer solutions to achieve their investment goals.

Market Projections

- **Growth Potential:** Our projections indicate a 25% increase in revenue than competitors, driven by travelers seeking unique experiences.
- **Investment Opportunities:** Rising property values and high demand present excellent opportunities for portfolio expansion.





GILSON PROPERTY
GROUP

Let's have a conversation!

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