

SummitCove Lodging Rental Projection

Thank you for considering SummitCove Vacation Lodging to manage your Keystone vacation home! We're excited to guide you through the first steps of partnering with a local, trusted company that's invested in your success. Below, you'll find a summary of the benefits of working with SummitCove, along with a customized revenue projection for your property.

Why SummitCove?

- **Higher Owner Earnings:** Low 75% / 25% management split—keep more of what you earn.
- **Easy-to-Use Owner Portal:** Instantly make owner reservations, track real-time updates, and monitor performance.
- **No Usage Limits:** It's your home—you choose when and how often you use it.
- **No Hidden Fees:** Complete transparency from day one—no surprises, just results.
- **Long-Term Relationships:** 75% of our owners have been with us for over 7½ years.
- **Experienced, Dedicated Team:** 42% of our staff has been with us 2–15 years, offering unmatched knowledge and care.

Exceptional Guest and Property Care:

- **24/7 Guest Services:** Always available to ensure your guests and you have full peace of mind.
- **Seamless Self Check-In:** Guests receive secure arrival instructions directly via text, enhancing convenience.
- **Expert Vacation Planners:** Personalized guest matching has led to a 48% repeat guest rate.
- **Certified Housekeeping Team:** In-house, professionally trained staff ensures every home meets elevated standards.
- **On-Site Maintenance Experts:** Our team brings over 50 years of combined expertise in carpentry, plumbing, drywall, and more.
- **Dedicated Homeowner Services:** Available 7 days a week to serve your needs year-round.
- **Specialized Account Manager:** A direct contact who knows your home inside and out, ensuring personalized service.
- **Targeted Marketing:** We strategically market each property individually for maximum exposure.
- **Exclusive Local Partnerships:** Offering additional value for you and your guests every stay.

SummitCove Vacation Lodging & Property Management

www.SummitCove.com

Call Us: **(970) 368-5933**

Email Us: justine@summitcove.com

Rental Projection for Ski Tip 8727

Annual Gross Revenues*	\$45,235 - \$50,758 (plus 7 - 10k more with private hot tub)
Average Nights Rented	185 +
Average Owner Nights	35 - off season nights
Owner Net Income (75% of Gross Revenue)	\$33,926 - \$38,068
Estimated Annual Costs	\$1000 - (Annual Maintenance Check, Deep Cleaning, Carpet Cleaning, Lock Maintenance, Inventory Check, County Permitting, Repairs)
Onboarding Credit	\$3500 - Toward housekeeping and maintenance
Initial Deep Cleaning	Included in start-up fee
Initial Maintenance Check	Included in start-up fee
Initial Linen Package Setup	Included in start-up fee
Listing on over 20 Marketing Channels (VRBO, AirBnB, Expedia, Priceline, etc.)	FREE
Professional Photos, Video, and specialized Marketing	Included in start-up fee

**Please note - first-year revenue projections are typically lower. Building a strong customer base, accumulating positive reviews, & achieving high placement on rental algorithms takes time. We anticipate performance to be within the projected range by the second year, reaching or exceeding the full estimate by the third year.*

**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.*

Learn more about SummitCove here: [Summitcove Owner Info](#)

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