

THE TRAVERSE

AT WILDHORSE MEADOWS

STEAMBOAT SPRINGS, CO



1454 BANGTAIL WAY #2B

4 BD | 3 BA | 2,411 SF
(3 + bunk/bonus room)



PROPERTY HIGHLIGHTS



RESIDENCE HIGHLIGHTS

- Open floor plan
- Single-level living
- Hardwood flooring throughout
- Hunter Douglas motorized roller blackout shades
- Large laundry/mudroom with barn door
- Spacious deck with hot tub, fireplace & dining area
- White oak cabinetry
- Quartz countertops
- Stainless steel Bosch appliances
- Oversized attached 1-car heated garage
- Light-filled interior with mountain views
- Extra large kitchen island

\$3,700,000 | MLS #S1068400



INCLUSIONS



MAIN LIVING AREA & THROUGHOUT

- All Furniture
- All appliances including washer and dryer
- All TVs
- Lamps
- Wall and vanity mirrors

DECK

- Hot tub
- Gas grill
- Dining set with 4 matching chairs
- Firepit



EXCLUSIONS



OWNERS ARE KEEPING

- 6 outdoor chairs around firepit
- Large mirror in junior suite
- 2 white alabaster lamps in middle bedroom
- All kitchen items including small appliances
- All items on countertops and inside cabinets & drawers
- Personal items and sports equipment
- Bedding, linens, sheets and towels
- Décor & books



WILDHORSE AMENITIES



ABOUT WILDHORSE MEADOWS

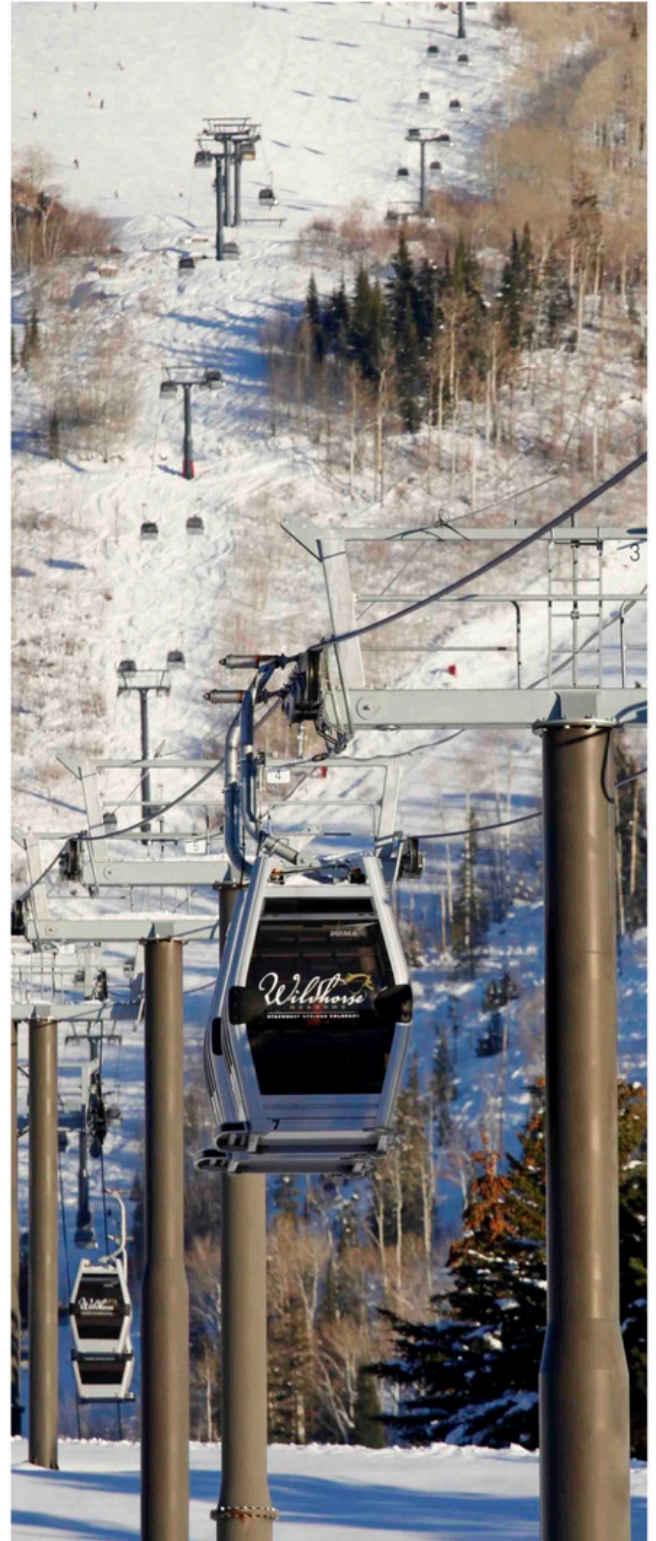
Wildhorse Meadows, Steamboat's only resort residential community with private gondola access to the Steamboat Ski Resort. Wildhorse Meadows is home to the simple, un-complicated life. Homeowners enjoy the convenience of a premier mountain location with world-class amenities.

AMENITIES

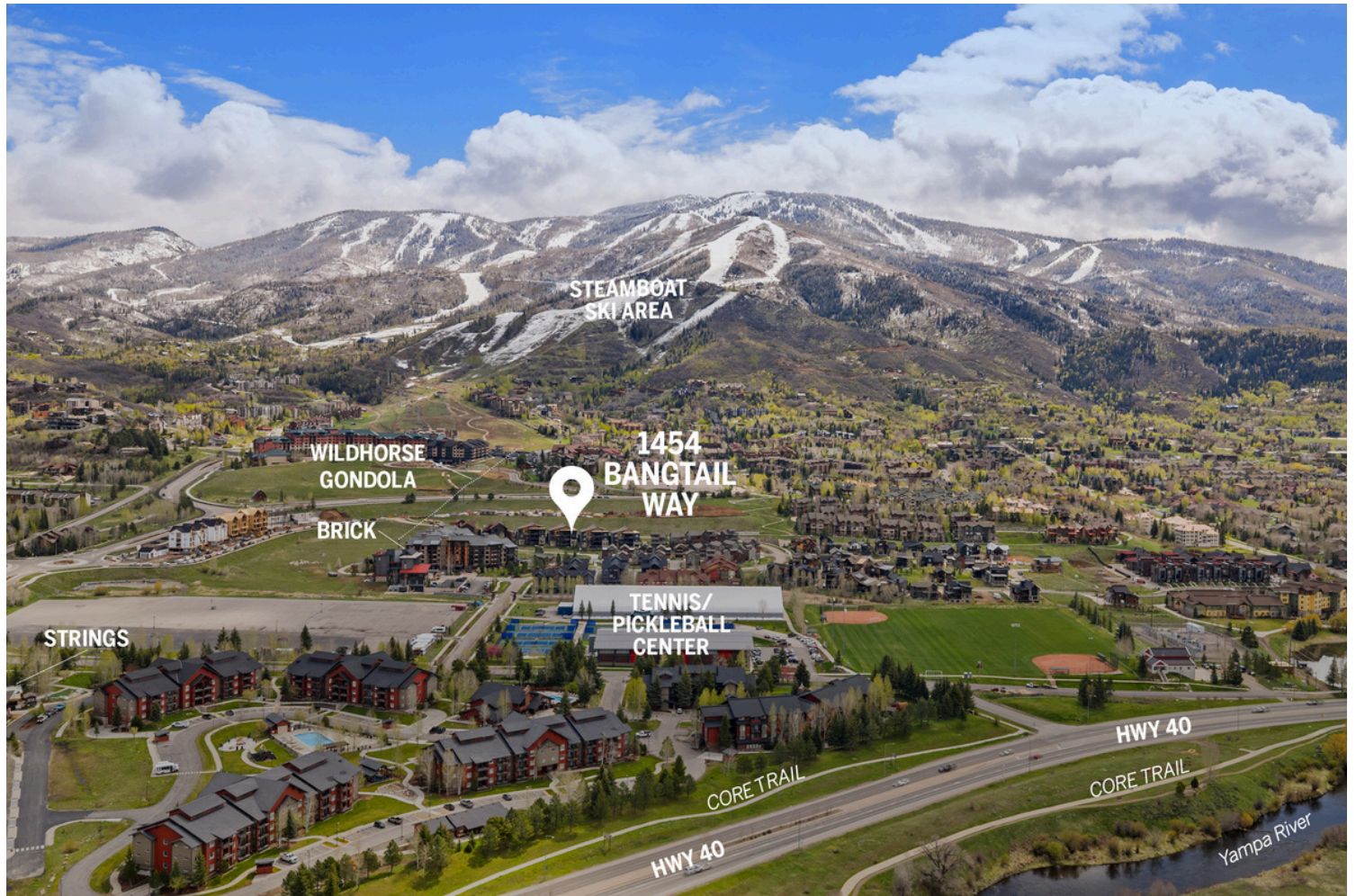
- Private Gondola to the base at ski area
- Wildhorse Athletic Club
- State-of-the-art fitness center
- Year-round outdoor heated 25-meter pool
- 3 grotto hot tubs
- Heated decks surround pool and hot tubs
- Lounge chairs, tables, umbrellas at pool
- Game room w/pool table, foosball & video games
- Locker rooms with showers
- Trails and sidewalks with connectivity to biking & hiking
- Winter shuttle service to downtown, dining, shopping and other activities

LOCATION

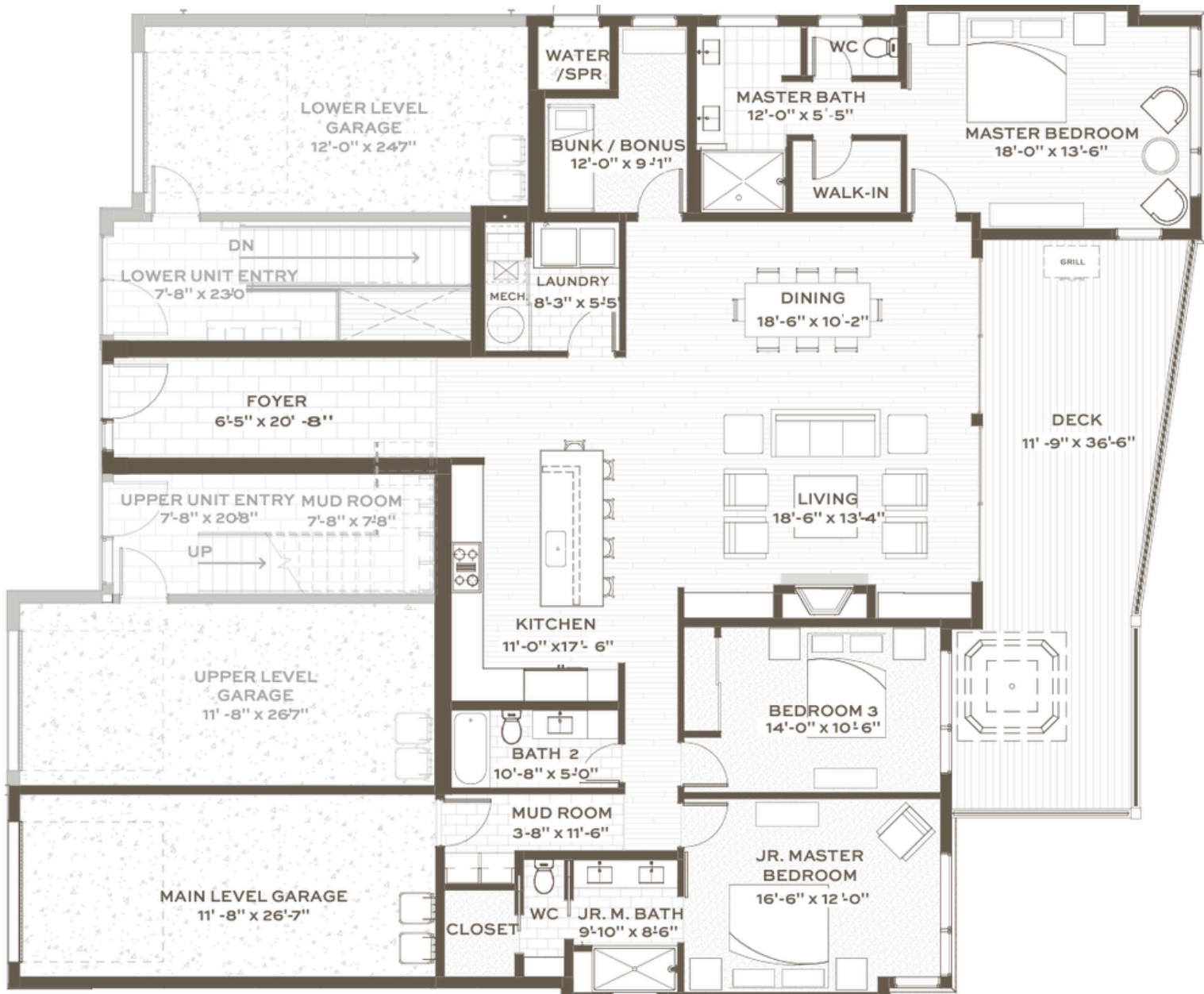
- Connect directly to Steamboat Ski Area & Steamboat's Core bike trail along the Yampa River
- Adjacent to Tennis/Pickleball Center, Ski Town Park & Strings Music Pavilion
- Walkable to shops, parks, restaurants & movie theater
- Strong rental potential in a premier resort setting



LOCATION MAP



FLOOR PLAN



HOA INFORMATION



THERE ARE TWO SEPARATE HOA'S
TOTAL QUARTERLY DUES: \$3,951

TRAVERSE

Traverse Quarterly Dues: \$2,451

HOA DUES INCLUDE:

- Snow Removal
- Landscaping
- Exterior window washing
- Water & sewer
- Master insurance policy
- Maintenance of building exterior
- Capital Reserve for long-term projects

WILDHORSE

Wildhorse Master Quarterly Dues: \$1,500

HOA DUES INCLUDE:

- Seasonal Shuttle
- Wildhorse Club Amenities
 - Heated year-round pool
 - Grotto hot tubs
 - Fitness room
 - Game room

RENTAL PROJECTIONS | *Retreatia*



RETREATIA
exclusive steamboat



**Your success
is our success.**

Our owners are
more than just property
owners, they are our valued
business partners.

Rental Revenue Projection

Traverse at Wildhorse – 3 Bedroom + Den

☆☆☆☆☆
LOW PERFORMANCE

\$120,000

- Booking restrictions
- Deferred maintenance
- Noticeable usage
- Guest challenges

☆☆☆☆☆
AVERAGE PERFORMANCE

\$140,000

- Well-kept property
- Strategic owner use
- Max. bedding configuration
- Year of listing history/reviews

☆☆☆☆☆
HIGH PERFORMANCE

\$160,000

- Updated aesthetic
- Appealing amenities
- Max. bedding configuration
- Listing history

Property Highlights

- Mountain area location
- Private hot tub
- Use of Trailhead Lodge amenities
- Luxury finishes & furnishings
- Bed in den/office for more revenue potential

**Revenue projections are gross rent and reflective of strategic owner use. Compiled w/area data and actuals/comps.*

Revenue Factors

DEMAND

Steamboat is THE place for family-friendly outdoor enjoyment with our beautiful landscapes, year-round activities, and charming local character. The winter operations at the Steamboat Resort are a primary economic driver locally, creating a seasonal ebb and flow of lodging rates and occupancy.

REVENUE

The seasonal nature of the area makes for a dynamic rental market where strategic owner use during peak winter (mid-Dec to March) is most important for revenue. Limiting rate restrictions and maintaining an updated and comfortable property create the right conditions for highest potential return.

PRICING STRATEGY

Using market data, both locally and regionally, we publish dynamic rates on all major channels to stay competitive. Our studied Revenue Manager is charged with daily analysis of our portfolio and multi-faceted market trends to ensure we are earning the most for our owners.

SERVICE & SUPPORT

With a dedicated team of local professionals, we provide 24/7/365 support to our rental guests. Our in-house Housekeeping and Maintenance teams care for your property while our Guest Services team provide a 5-star guest experience. Happy guests and great reviews lead to better bookings!

Our properties produce higher revenue than our largest competitors. Reach out today and learn more about the Retreatia owner experience.

About Retreatia

- **Retreatia properties are listed on the most impactful channels.** Our properties are individually marketed on retreatia.com, AirBnB, VRBO, Hopper, Whimstay—and with local booking partner, Steamboat Central Reservations.
- **Retreatia covers ALL marketing costs.** Professional real estate photography, 3D property tours, listing subscriptions, paid ads, and more.
- **We maximize revenue with a proven pricing strategy.** Our Revenue Manager uses vast professional experience, data-driven dynamic pricing tools, and local market knowledge to earn the most for you.
- **Our team sticks around.** The Retreatia team has great benefits, competitive wages, and a supportive company culture creating consistent support to our owners and guests.
- **Your property is in good hands.** Our Maintenance and Housekeeping teams are in-house and led by 30+ year industry professionals.

RENTAL PROJECTIONS | *Moving Mountains*

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

	<i>Proposed</i>	<i>Low</i>	<i>High</i>	<i>Low</i>	<i>High</i>
Season	Nightly Rate	Target # nights	Target # nights	Revenue	Revenue
Thanksgiving	\$690	0	4	\$0	\$2,539
Pre Holiday	\$739	0	5	\$0	\$3,399
Christmas	\$1,965	4	5	\$6,681	\$9,039
New Year	\$2,760	6	6	\$14,076	\$15,235
Value (Lower Demand Winter)	\$1,231	25	30	\$26,159	\$33,976
Regular (High Winter Demand)	\$1,428	20	25	\$24,276	\$32,844
Late (After SB - Mtn Close)	\$739	0	5	\$0	\$3,399
Spring (May - early June)	\$482	0	5	\$0	\$2,217
Summer (June - Labor Day)	\$771	30	35	\$19,661	\$24,826
Fall (After Labor Day)	\$514	5	10	\$2,185	\$4,729
Total		90	130	\$93,037	\$132,204

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.

RENTAL PROJECTIONS | *Moving Mountains*

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



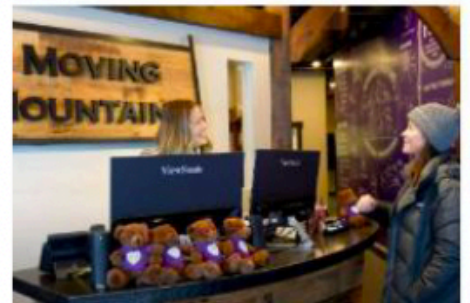
SHUTTLE SERVICE

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.

ELECTRIC & GAS HISTORY

YAMPA VALLEY ELECTRIC ASSOCIATION

March 2025	\$231.77
April 2025	\$218.06
May 2025	\$195.90
June 2025	\$118.63
July 2025	\$119.88
August 2025	\$162.42
September 2025	\$156.38
October 2025	\$126.56
November 2025	\$132.35
December 2025	\$118.88
January 2026	\$157.64
February 2026	\$224.22
March 2026	\$147.83
April 2026	\$123.92
	\$2,234.44

\$159.60
AVERAGE/ MONTH

ATMOS ENERGY

April 2025	\$85.51
May 2025	\$32.44
June 2025	\$17.53
July 2025	\$32.44
August 2025	\$22.25
September 2025	\$35.38
October 2025	\$27.99
November 2025	\$46.52
December 2025	\$77.39
January 2026	\$89.54
February 2026	\$107.71
March 2026	\$87.01
April 2026	\$72.77
	\$734.48

\$56.50
AVERAGE/ MONTH