



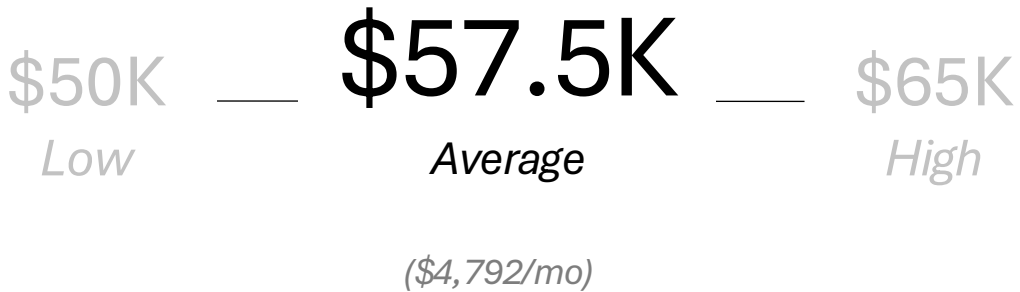
VACATION RENTAL CO



1805 River Queen Lane #302
Steamboat, CO 80487
3BR | 3Bath | Sleeps 8



YOUR PERSONALIZED RENTAL REVENUE PROJECTION



Maximizing Your Home's Potential



Availability
Allowing rentals during major holidays and key peak season dates



Pricing
Competitive pricing ensures higher interest



Upgrades
Add A/C stand-alone units or mini-splits



Understanding Your Personalized Assessment

Hi, I'm Meredith Rumsey, co-owner of Vacation Rental Co. Ridgecrest offers a unique position in the Steamboat market, combining top-floor privacy and million-dollar views with a more approachable price point for rental guests compared to many "view" properties in town. This creates strong rental appeal year-round while remaining an affordable option within the Steamboat vacation rental market. With the addition of air conditioning to help drive summer demand, and our unique approach of blending short-term rentals with 30+ night stays to maximize revenue, reaching the high end of the projected income is highly likely.



Meredith Rumsey



Meredith@vacationrentalco.com



970.846.5764

OUR SERVICES



Revenue Management

Give your home the competitive edge with dynamic pricing and rates optimized daily



Reporting & Taxes

Skip the tax filing headache with a team that tracks every penny



Owner Portal

Stay in the loop on your property with our easy-to-use owner portal that lets you check everything from your calendar to your maintenance requests



Unlimited Owner Use

Block off your vacation days with ease, and enjoy your home as often as you want



Automated Touch points

Give guests a seamless experience with automated touchpoints from booking to checkout



Fast Listings

Get your home fully listed and ready for guests in as little as two weeks



Marketing

Target, attract & book qualified guests with photography, social media ads, and optimized listings on Airbnb



24 / 7 Maintenance

Keep your home running smoothly around the clock with a fast, reliable maintenance team



Housekeeping

Make the perfect first impression with wall-to-wall cleanings before guests arrive



Inspections

Know your property is guest-ready is top-to-bottom inspections every week



Direct Bookings

Earn more year after year as guests book their stay directly on our website



Guest Screenings

Book only the most qualified guests 18 and over who'll enjoy your home the right way



Local Support 24/7

Know that you have a friendly, accessible team right up the road 24/7



Guest Damage Coverage

Save more when you let us cover accidental guest damage coverage up to \$5k