

BRECKENRIDGE

# Snowflake Lift Ski-in/Ski-out Retreat with Hot Tub

3 Bedrooms · 3 Bathrooms · 2,134 sq ft  
48 Bluff Court, Breckenridge, CO 80424

## PROFESSIONALLY MANAGED BY LOCALVR

This townhome in the Snowflake area of Breckenridge is actively managed as a vacation rental by LocalVR. With true ski-in/ski-out access off the Snowflake lift, a private hot tub, a gas fireplace, and a multi-level layout that sleeps eight, it sits less than a mile from Main Street and the BreckConnect Gondola. The home draws strong year-round demand and consistent 5-star guest reviews. The following pages detail its rental performance and the team behind it, for any prospective buyer interested in continuing its rental program.

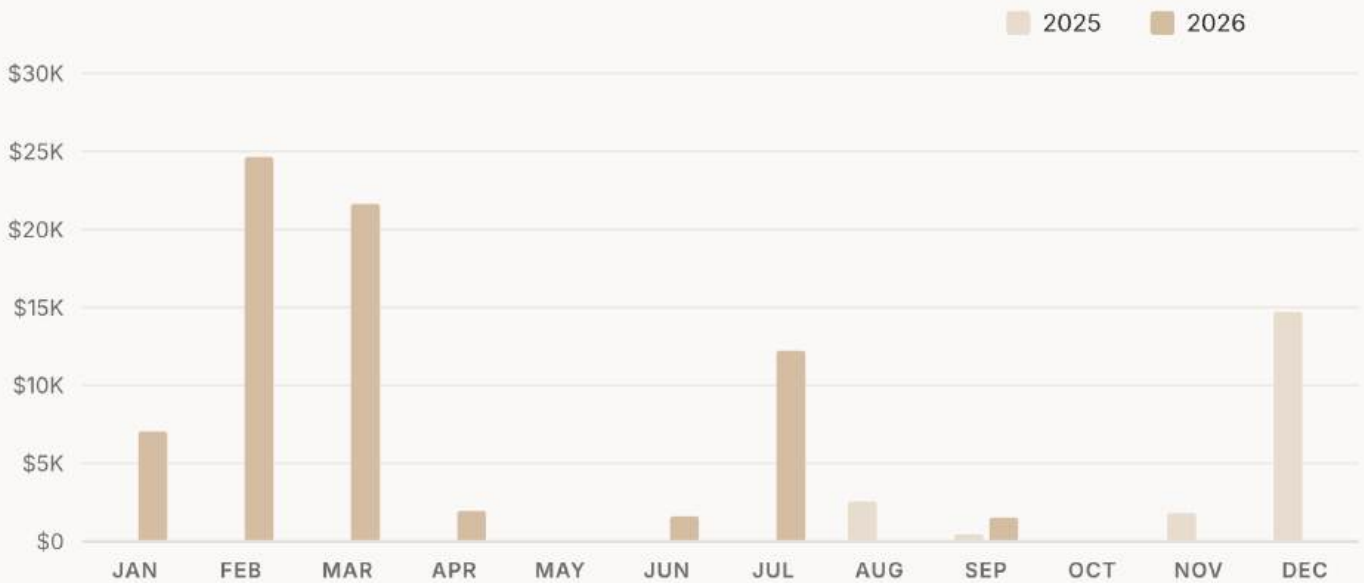
PERFORMANCE

# Performance at a *glance*

*From first listing in 2025 to a strong 2026.*

<p>2026 RENTAL REVENUE</p> <h2>\$70,585</h2> <p>Across 18 bookings in 2026</p>	<p>AVG NIGHTLY RATE</p> <h2>\$654</h2> <p>Up from \$529 in 2025</p>	<p>NIGHTS BOOKED</p> <h2>108</h2> <p>Up from 37 in 2025</p>	<p>GUEST RATING</p> <h2>★ 5.0</h2> <p>Verified 5-star reviews</p>
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MONTHLY RENTAL REVENUE · 2025 VS 2026



This home came under LocalVR management in mid-2025 and ramped quickly. In its first full year, 2026 rental revenue reached \$70,585 across 18 bookings, with the average nightly rate climbing to \$654 from \$529. Winter is the clear peak, and demand is well established across Airbnb, Vrbo, and direct channels. Of the 2026 total, \$15,361 is already secured through confirmed bookings for the months ahead.

BOOKING HISTORY

# 2026 *reservations*

*Every paid booking this year, across channels.*

CHECK-IN	CHECK-OUT	NIGHTS	CHANNEL	RENTAL REVENUE
<b>COMPLETED STAYS · JANUARY – APRIL</b>				
Jan 12	Jan 17	5	LocalVR Website	\$4,588
Jan 30	Feb 2	3	Airbnb	\$2,461
Feb 4	Feb 8	4	Airbnb	\$3,392
Feb 8	Feb 13	5	Vrbo	\$4,636
Feb 13	Feb 15	2	Vrbo	\$1,475
Feb 15	Feb 19	4	Airbnb	\$3,497
Feb 20	Feb 23	3	Airbnb	\$2,170
Feb 23	Feb 28	5	Airbnb	\$2,420
Feb 28	Mar 7	7	LocalVR Website	\$7,033
Mar 9	Mar 14	5	Airbnb	\$4,577
Mar 14	Mar 18	4	Airbnb	\$4,925
Mar 18	Mar 22	4	Airbnb	\$4,392
Mar 22	Mar 28	6	Vrbo	\$3,435
Mar 28	Apr 4	7	Airbnb	\$4,290
Apr 4	Apr 8	4	LocalVR Website	\$1,931
<b>Subtotal</b>		<b>68</b>		<b>\$55,222</b>
<b>CONFIRMED UPCOMING · JUNE – SEPTEMBER</b>				
Jun 21	Jun 28	7	Airbnb	\$1,597
Jul 1	Jul 30	29	Vrbo	\$12,236
Sep 9	Sep 13	4	Vrbo	\$1,529
<b>Subtotal</b>		<b>40</b>		<b>\$15,362</b>
<b>Total · 2026 booked revenue</b>		<b>108</b>		<b>\$70,584</b>

Figures show gross rental revenue per booking. In addition, the owner reserved the home for several nights of personal use and maintenance in 2026, which is not counted as revenue or occupancy above.

REVENUE PROJECTION

# Your home's earning *potential*

48 Bluff Ct,  
Breckenridge, CO

3 Bedrooms · 3 Baths · 2,134 sq ft

ESTIMATED ANNUAL REVENUE

## \$86,000 – \$130,000

Rental revenue only · Based on comparable properties

<p>\$</p> <h3>\$640</h3> <p>up to \$1,570 / night</p> <p>AVERAGE NIGHTLY RATE</p>	<p>📅</p> <h3>144 – 215</h3> <p>NIGHTS BOOKED PER YEAR</p>	<p>🕒</p> <h3>39 – 59%</h3> <p>ANNUAL OCCUPANCY</p>
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MONTHLY REVENUE BREAKDOWN



*“Our approach is built for long-term performance: consistent bookings, premium nightly rates, and guests who treat your home with care. The more your property earns strong reviews and repeat demand, the higher your rates climb, and the more your investment returns year after year.”*



**John Malone**  
Director of Revenue Services · LocalVR

The projections prepared above are an evaluation of the rental revenue, less cleaning fees, this property has the potential to earn as a year-round vacation rental. These projections are based on the historical performance of comparable vacation rental properties. Actual performance can vary from these projections due to factors which LocalVR cannot control including, but not limited to, owner use, the property's condition, regulatory changes, economic trends, and environmental conditions. LocalVR makes no representations or warranties, express or implied, about the accuracy of these projections. These projections should not be the sole factor in any financial decisions.

# What guests are *saying*

5 ★★★★★ Perfect rating

*“Our stay was warm, clean, and comfortable. Easy access to the Snowflake lift and back. Everyone had plenty of space for group or alone time, and the furnishings were perfectly accommodating for a group of 6.”*

Verified guest · February 2026

*“As advertised. Great location for skiing and walking to town. A great place.”*

Verified guest · March 2026

*“Great location for ski out. The condo is very well designed and very convenient to downtown.”*

Verified guest · March 2026

*“Awesome location, true ski in/out. Great place.”*

Verified guest · February 2026



# Why LocalVR

*Continuity, care, and proven results.*



PREMIUM RATES



CARE



TRANSPARENCY



LOCAL TEAM

## Premium rates

*Higher quality occupancy*

We optimize pricing to attract guests who book further in advance, stay longer, and pay premium rates. Not just more nights, but better nights.

## Transparency

*See everything, anytime*

Real-time access to your calendar, reservations, inspection reports, maintenance history, and financial statements from anywhere.

## Care

*Proactive home protection*

Triple-tier inspections before arrival, after departure, and during vacancy catch issues before guests do. Plus up to \$25K in damage coverage per stay through LocalShield.

## Local team

*Real people, in your market*

Our team lives and works in your market. When something needs attention, they're already there, not dispatched from a call center.

96%

HOMEOWNER RETENTION

1:10

INSPECTOR TO HOME RATIO

10+

YEARS MANAGING VACATION HOMES

# Where your home gets *seen*

*Exclusive platforms. Discerning travelers.*



These platforms connect your property with travelers who prioritize quality, and treat your home accordingly. Your listing is optimized across every channel for maximum visibility and premium positioning.

## HOW WE MAXIMIZE YOUR REACH

# Multi-channel *strategy*

*Reaching the right guest at the right time.*



### Premium positioning

Professional photography, compelling descriptions, and optimized pricing ensure your listing stands out on every platform.



### Dynamic pricing

Rates adjust in real time based on demand, local events, and seasonality to capture peak revenue without leaving money on the table.



### Direct bookings

Our website and repeat-guest database drive commission-free bookings, increasing your net revenue per stay.



### Guest vetting

Every guest is screened before booking. No party houses, no surprises. Just quality travelers who respect your home.



## NEXT STEPS

# Let's *talk*

This home offers something rare: true ski-in/ski-out access off the Snowflake lift, a private hot tub, and a layout that sleeps eight. It carries consistent 5-star reviews and an established booking base across Airbnb, Vrbo, and direct channels, well positioned for continued success under new ownership.



### **Kaci Wolkers**

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