

“What will this home rent for?”

RENTAL PROJECTIONS FOR:

75 VILLAGE WALK

This beautiful Beaver Creek home would be a perfect fit for our Vail Asset Management program. We have a high demand for 5-bedroom homes of luxury caliber, like this home, and we are confident that our pool of new and repeat guests will continue to gravitate toward this home in our portfolio.

Below is an estimate of potential first-year gross revenue, based on a combination of historical market data and revenue forecasts of similar homes. This estimate assumes no owner usage over peak dates and a good snow/weather season.

InvitedHome PROJECTED GROSS INCOME						
Season Name	Start Date	End Date	Nights In Period	Average Daily Rate	Est. Guest Occupancy	Est. Gross Income
New Years	01/01/17	01/04/17	4	\$5,095	2	\$10,190
Value Ski Early	01/05/17	01/12/17	8	\$1,069	3	\$3,208
MLK Day	01/13/17	01/15/17	3	\$1,321	3	\$3,963
Value Ski Late	01/16/17	02/16/17	32	\$1,132	4	\$4,529
Presidents Week	02/17/17	02/25/17	9	\$3,700	5	\$18,500
Peak Ski	02/26/17	03/02/17	5	\$3,150	4	\$12,600
Spring Break	03/03/17	04/01/17	30	\$3,500	16	\$56,000
Late Ski	04/02/17	04/16/17	15	\$1,195	0	\$0
Spring	04/17/17	05/25/17	39	\$592	0	\$0
Early Summer	05/26/17	06/29/17	35	\$529	0	\$0
Independence Day	06/30/17	07/04/17	5	\$977	4	\$3,907
Summer	07/05/17	08/31/17	58	\$814	8	\$6,512
Labor Day	09/01/17	09/03/17	3	\$733	0	\$0
Fall	09/04/17	11/18/17	76	\$533	4	\$2,131
Thanksgiving	11/19/17	11/25/17	7	\$1,099	3	\$3,297
Early Ski	11/26/17	12/19/17	24	\$1,132	0	\$0
Christmas	12/20/17	12/25/17	6	\$5,100	5	\$25,500
New Years	12/26/17	12/31/17	6	\$5,300	5	\$26,500
Totals			365	\$2,679	66	\$176,837

Why Choose InvitedHome?

Because we offer a **trusted and personalized local management program** backed by the support and expertise of a national brand. From a prompt response and planning assistance from day one, to the meticulous level of care and attention to detail that will preserve your second home for many years to come, InvitedHome is a **strategic partnership that delivers results**. Let us show you the level of service that comes standard with our housekeeping and maintenance program!

Memorable Highlights...

Spectacular location in Beaver Creek...



Beautifully updated kitchen and baths with open floor plan...



Ample space for games and entertaining, including serene hot tub area!



The Bottom Line

With a fantastic location, beautiful mountain views and ample space, this home has it all. Be near the heart of everything with space and amenities that are hard to find. This is the perfect escape for the *Best. Vacation. Ever.*



BEAUTIFUL HOMES.

AMAZING DESTINATIONS.

FINE HOTEL EXCELLENCE.



InvitedHome

PLEASE CONTACT ALISHA MADEIRA AT 970.331.0415 OR AT ALISHA@INVITEDHOME.COM

WWW.INVITEDHOME.COM

75 VILLAGE WALK ASSET MANAGEMENT PLAN

Prepared for: Future Homeowner
Date: March 2017

At InvitedHome, you're more than a bottom line number – but we understand that numbers are important, too.

That's why we've created a detailed and customized *Asset Management Plan* for you based on your specific homeowner objectives and preferences. Your financial projections are also based a wide variety of industry expertise, your on-site home inspection, and historical market data for similar homes.

We hope you'll consider us a trusted and dedicated ally in your search for the perfect property manager for your beautiful vacation home, and ask any questions you may have at any time.

Prepared by: **ALISHA MADEIRA**

Destination Manager, Vail Valley

970-338-0415 Alisha@invitedhome.com



MARKET
OVERVIEW



PROPERTY
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FINANCIAL
PROJECTION



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ONBOARDING
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MARKET OVERVIEW

According to HomeAway and VRBO, the number of vacation-rental listings in the high-country has grown from 9 percent to more than 20 percent over the past five years.

The number of vacation rentals per area continue to grow each year. Partnering with the right company to market and maintain your home can make all of the difference in helping your home stand out!

	All	2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
Area	# of listings	# of listings	Avg Rate	# of listings	Avg Rate	# of listings	Avg Rate	# of listings	Avg Rate
All	2,004	582	\$ 1,162.00	642	\$ 1,170.04	338	\$1,426.43	151	\$1,918.15
East Vail	209	50	\$ 538.08	76	\$ 800.02	39	\$1,261.35	11	\$1,298.27
Vail Golf Course	27	2	\$ 495.00	5	\$ 852.50	11	\$1,123.25	6	\$1,713.00
Golden Peak	43	12	\$ 1,022.60	9	\$ 1,284.19	6	\$2,909.75	2	\$2,721.25
Vail Village	214	75	\$ 1,142.80	61	\$ 2,230.08	25	\$2,862.18	15	\$3,892.63
Lionshead	179	64	\$ 1,727.89	54	\$ 3,716.42	20	\$2,952.76	14	\$4,572.31
Sandstone	98	41	\$ 479.42	29	\$ 3,716.42	8	\$ 982.92	3	\$1,127.00
Cascade Village	32	7	\$ 950.79	8	\$ 1,410.71	7	\$1,429.17	5	\$2,456.30
West Vail	199	46	\$ 999.51	59	\$ 684.26	46	\$1,059.67	22	\$1,342.11
Beaver Creek	474	135	\$ 1,532.72	163	\$ 2,217.21	85	\$2,754.05	34	\$2,858.77
Bachelor Gulch	81	19	\$ 4,667.58	31	\$ 2,397.76	18	\$2,588.00	6	\$2,987.80



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INVITEDHOME PERFORMANCE

FIRST YEAR PERFORMANCE

InvitedHome has seen strong increased demand for vacation homes, so we can tell you that it's a great investment market for second homeowners.

Some InvitedHome owners have seen **increased annual revenue of more than 30%** since making the switch to our market-leading Asset Management Program.

SECOND YEAR PERFORMANCE

In their second year, owners see up to **40% of their bookings from repeat guests**, and average revenue growth of 10-15% as our affluent clientele build even higher demand for our luxurious properties.

With our combined focus on your financial goals and value preservation of your home, there has never been a better time to partner with InvitedHome!

FORECAST FOR GROWTH

All key performance indicators for InvitedHome properties show strong improvement in the next year, including average daily rate (ADR), guest occupancy, and total revenue.

And thanks to our detailed level of care and *Experienced Local Team*, annual home expenses are on the decline, while **property valuations are on the rise.**



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YOUR PROPERTY OVERVIEW

This beautiful Beaver Creek home is a perfect fit for our Vail *Asset Management* program. We have high demand for 5-bedroom homes of luxury caliber like this home, and are confident that our pool of new and repeat guests will gravitate toward this type of new offering to our portfolio.

Memorable Highlights

- Incredible location in Beaver Creek Village
- Spacious and comfortable layout
- Beautifully updated kitchens and bathrooms

Unique Features

- Gorgeous outdoor seating with the sound of Beaver Creek
- A ski-in ski-out location that can't be beat!

The Bottom Line

With an incredible location, beautiful touches and ample space, this property has it all. Be near the heart of everything in Beaver Creek with space and amenities that are hard to find. This home is the perfect escape for the *Best. Vacation. Ever.*



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YOUR FINANCIAL PROJECTION

This is an estimate of first-year gross revenue that is based on a combination of historical market data and revenue forecasts for homes similar to yours. This estimate assumes no owner usage over peak dates and a good snow/ weather season.

New property listings continue to improve with time, as repeat guests begin booking annually, and your listing climbs in rankings with new reviews.

We anticipate your property doing very well in our program during the first year, and even better with time.

InvitedHome						
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ASSET MAXIMIZATION

NEW HOME REQUIREMENTS

- Flat screen TVs for living room, master bedroom, and potentially other bedrooms
- Standardized bedding, linens and terry for guest occupancy
- Other items listed in New Home Requirements document sent previously

ASSET RECOMMENDATIONS

- Flat screen TV for all bedrooms
- Standardized linens and bedding
- Pool table in downstairs recreation room



Our Beaver Creek/Vail operations team can schedule a second home visit for a detailed inventory check at your convenience. From that list, we can assist with sourcing and delivery of all necessary items, pending your final approval once the list has been presented to you.



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WHY CHOOSE INVITEDHOME

NATIONAL BRAND. LOCAL EXPERTISE.

Because we offer **trusted and personalized management program** in the Vail Valley, backed by the support and expertise of a national brand. From a prompt response and planning assistance from day one, to the meticulous level of care and attention to detail that will preserve your second home for many years to come, InvitedHome is a **strategic partnership that delivers results**. Let us show you the level of service that comes standard with our housekeeping and maintenance program!

	InvitedHome Asset Management	Traditional Property Management
Built on a foundation of your specific financial objectives	✓	X
Comprehensive on-site home inspection & accurate projections	✓	X
Preventative maintenance plan customized for your unique home	✓	X
Digital checklists and meticulous housekeeping & maintenance	✓	X
Inventory management specific items upon every guest checkout	✓	X
In-house digital marketing experts and cutting edge advertising	✓	X
Dedicated data analyst reviews demand weekly for dynamic rates	✓	X
Live reservations and guest services team from 8am – 8pm daily	✓	X



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WHY CHOOSE INVITEDHOME

SIMPLICITY & PEACE OF MIND

Because we're different. And that's a good thing. Our *Asset Management* approach offers a more scientific method to maximize your revenue now and far into the future. And by streamlining our core business units with marketing, reservations and technology specialists, your dedicated local team is able to focus 100% of their time and attention on you, your home and guests.

PLANNING

Individualized Asset Management

- ~ We let your financial objectives and risk appetite drive a personalized asset management plan that's right for you
- ~ We provide industry expertise and specific asset maximization recommendations to drive higher rates and occupancy

PROFITS

Global Exposure

- ~ We use intelligent marketing systems to drive better listing results; and live reservations agents to convert 7x more bookings
- ~ We constantly monitor supply and demand via robust analytics and set dynamic rates so you earn what you deserve

PROPERTY

Experienced, Local Teams

- ~ Experienced care teams, digital checklists, and maintenance plans built to suit your unique home are just a few of the many ways that we help ensure your vacation home is in perfect order. Anytime of the year.



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WHY CHOOSE INVITEDHOME

EXCLUSIVE HOMEOWNER PERKS

Because we offer great benefits to our partners. As the next great national hospitality brand, we believe you should be able to take advantage of all we have to offer. And the benefits of partnering with InvitedHome will continue to get better every year.

15% VACATION DISCOUNT

All InvitedHome owners receive 15% off at nearly every one of our 200+ luxury properties in 10 elite destinations.

\$1000 SIGN UP BONUS

All new owners receive a \$1000 vacation credit toward their first InvitedHome stay after their first month in our program.

\$1000 REFERRAL CREDIT

For every new homeowner that you send our way that becomes an InvitedHome, you'll receive an additional \$1000 per referral.



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NEXT STEPS

EARN WHAT YOU DESERVE

We know your time is valuable, and you're ready to begin earning what you deserve as quickly as possible. The timeline below is an estimate of the final steps to get your home listed and taking reservations to do just that!

1. SIGN A PARTNERSHIP AGREEMENT

Please review your partnership agreement and let us know if you have any questions. Once we get that signed, we can begin the easy onboarding process immediately.

Date TBD

2. HOME INVENTORY & PHOTOGRAPHY

We will schedule a professional photographer and meet them at the property. We'll also perform a detailed home inventory to make sure the home is rental-ready.

Date TBD

3. COPYWRITING & ONBOARDING

Our local and central teams will coordinate to get all necessary permits and other information needed to create a one-of-a-kind listing for your beautiful home.

Date TBD

4. YOUR HOME LISTED & TAKING RESERVATIONS

Usually within a matter of two weeks, your home will be listed on all the top sites, our reservations team will be trained on your home, and guests will begin booking!

Date TBD

Questions? Call Alisha at 970-331-0415



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A young child with blonde hair is sitting in a wooden rocking chair on a porch at dusk. The child is wearing a light-colored, short-sleeved shirt and shorts, and is smiling slightly. In the background, other people are visible, including a woman sitting in another rocking chair and a person standing near a railing. The scene is dimly lit, with warm light from the porch and a dark sky.

THANK YOU FOR CONSIDERING INVITEDHOME

INDIVIDUALIZED ASSET MANAGEMENT FOR YOUR UNIQUE VACATION HOME