



## *Vacation Rental Management*

WinterParkEscapes.com | David Repka (720) 940-4939 - Dave@WinterParkEscapes.com



# Hello Neighbor

Welcome to Winter Park Escapes the premier vacation rental management Company in Winter Park since 2006 specializing in luxury accommodations at the Winter Park Resort base village and downtown Winter Park areas. Our unique boutique style vacation rental management company is designed specifically to remain small and focus on a limited number of unique handpicked high-end properties to provide the highest quality accommodations, locations, amenities and white glove services available. We offer a proven marketing strategy, low management commissions and no additional hidden fees which generates considerably higher rental income. As vacation homeowners ourselves over the years we know exactly what it takes to be successful and meet the high expectations of our homeowners and guests.

As the process for getting consistent bookings and managing nightly rates becomes more complex, demand for a simple all in one property management solution continues to increase, which is what we do best. We are also a member of the Winter Park Chamber of Commerce and work with the local HOA's to ensure your property remains compliant as a short term vacation rental. All of our properties are 5 stars, and our in house designer can assist you with décor upgrades, including advice on what stands out from the competition.

Our unique housekeeping and maintenance services are personalized to your specific property and needs, with one person assigned to your home, avoiding the impersonal rotating team approach that most vacation rental management companies use. This allows our staff to become personally familiar with your property

to avoid anything being missed or overlooked. Each reservation is also covered with up to an additional \$3000 of property protection to minimize any repair expenses to our owners and ensure your home stays in top notch condition.

We are the only vacation rental management company in Grand County that offers free activities every day of a guest or owner stay, at some of the most popular attractions the area has to offer. This along with our additional resort discounts and limited luxury homes really enhances the overall experience, and provides a competitive advantage that cannot be matched. We also offer an extensive menu of personalized concierge services which include grocery shopping, private chef, special occasion gifts, holiday decorations, in-room massage services (request the Winter Park Escape massage) and a black-tie ski rental service that comes directly to your property to name a few.

Please contact us for more details and to get a free detailed rental income estimate of your property.

Sincerely,

*David and  
Elisabeth Repka*

Owners

# The Winter Park Escapes Advantage



State of the art reservation management system with no booking fees



We cover minor maintenance items including a spring deep clean



We provide a low management commission with no additional hidden fees or contract limits



Extensive menu of personalized concierge services and resort discounts



We collect and remit all lodging taxes for your property



24/7 personalized support before, during and after a reservation



Secure keyless entry with expiring codes for each reservation



\$3000 of additional property protection to keep your home looking new



We screen our guests and use special technologies to avoid damage and missing items



We cover the cost of HD photography, 3D floor plans and drone videos



We provide a 50% discount on housecleaning for owner stays and cover all supplies



Professional and personalized maintenance and housekeeping, with one person assigned to your home



99% of our guest's reviews are 5 stars



Sophisticated nightly rate optimization software to maximize rental income



FREE Alexa virtual concierge speaker for hospitality



We do not charge any setup fees and will assist in getting your home rental ready



No long-term contracts



Partner with a local fellow homeowner



No markup on outside service providers



Local company and expertise

# Marketing Services

*We take care of all marketing costs  
for our owners!*



Top Google Search Results along  
with extensive Email Marketing  
Reservations on  
WinterParkEscapes.com



Top listing results on all the major high traffic  
vacation rental websites including Airbnb, VRBO,  
HomeAway, Booking.com and the Winter Park  
Chamber of Commerce



High quality HDR and amazing  
3D virtual tours including drone  
videos and staging



Featured property previews along with  
extensive marketing to our large returning  
guest database



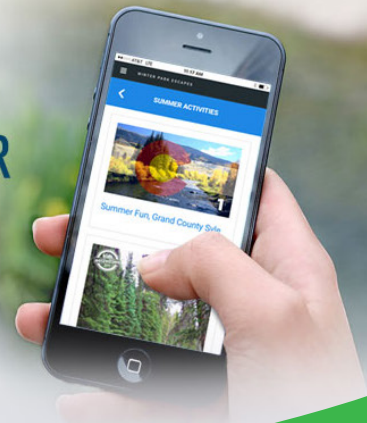
## Free Daily Activities

*Winter Park Escapes is the only rental management company in the area to offer up to \$200 of FREE activities daily at some of the most popular attractions in the area.*





WINTER PARK ESCAPES IS PROUD TO EXTEND OUR  
*Free* MOBILE VACATION GUIDE APP!



Our guest app features a fully functional vacation guide to the Winter Park area.

Key Reservation Information  
Wi-Fi Information  
Housekeeping  
Frequently Asked Questions  
Pet Friendly Rental Guidelines  
Parking Information  
Complex Rules and Etiquette  
Parking Information  
Contact Information

Free Activity Pass  
Dining Recommendations  
Our Other Properties  
Food & Drinking Within Walking Distance  
Resort Base Drone Video  
Ski and Snowboard Guides  
Winter Discounts  
Summer Activities  
Year Round Activity Planner

## Owner's Portal

Live Reservation Calendar  
Detailed Monthly Statements  
Direct Deposit Transactions  
Maintenance Requests  
Block Calendar for Owner Stays  
End of the Year Tax Summary's  
Document Storage



*Winter Park Escapes makes everything about renting my condo super easy. They are relentless in their focus on quality and service and could not be more responsive when I need them.*

**Michelle D.**

*Great company to work with. They are extremely responsive and offer wonderful properties. Logan is very helpful and goes above and beyond to make your stay great.*

**Mike C.**

*As an owner, I couldn't imagine hosting short term guests without Winter Park Escapes management. Logan is highly responsive, hard working, and always bends over backwards to take care of our guests. Winter Park Escapes is the perfect partner for managing short term vacation rentals.*

**Evan B.**

*We had the most amazing family vacation in Winter Park! We stayed in a beautiful home tucked in the mountains, and Logan was fantastic to work with—very accommodating.*

**Ranae S.**

*Thank you for the many great years of support with my Winter Park, CO investment. I appreciate you so much!*

**Lois L.**

*We used Winter Park Escapes for our ski vacation. They were wonderful to deal with and Logan was very responsive to all of our needs. We will definitely be back!*

**Pam H.**