



TESTIMONIALS FROM PRIOR GUESTS:

- "HEY BRAD! THANKS FOR EVERYTHING...WE LOVED YOUR PLACE! IT WAS AWESOME, CONVENIENT AND DECORATED TO THE 'NINES'!"
JENNIFER U., GA
- "I CAN'T THINK OF ANYTHING THAT YOU NEED TO CHANGE. YOUR DIRECTIONS WERE EXCELLENT AND THE CONDO WAS IN GREAT CONDITION!"
PAM K., AL
- "THE CONDO WAS GREAT, OUR FAMILY REALLY ENJOYED OUR STAY IN COLORADO. WE WILL CONTACT YOU WHENEVER WE TRAVEL BACK TO SUMMIT COUNTY"
MARSHAL K., KS
- "THE TOWN HOME WAS A GREAT SURPRISE TO US. WE EXPECTED IT TO BE NICE, BUT IT EXCEEDED OUR EXPECTATIONS. THE PRICE AND LOCATION WERE VERY GOOD!" NICK B., TX
- "THE ACCOMMODATIONS WERE WONDERFUL AND VERY COMFORTABLE. WE WOULD NOT CHANGE A THING!"
CHUCK H., KS



Colorado Vacation Rentals, LLC
Keystone . Steamboat . Fernie BC



Absolute Luxury At An Absolute Discount!

BRAD LUTH -- OWNER
PH: 303-909-5563

BRAD@STEAMBOATVACATIONRENTALS.NET
WWW.STEAMBOATVACATIONRENTALS.NET

THE PINES @ OREHOUSE PLAZA

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RENTAL MANAGEMENT SERVICES



STEAMBOAT COLORADO

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WHO ARE WE?

A FEW YEARS AGO, WE BOUGHT OUR FIRST TOWN HOME AT ANTLERS GULCH IN KEYSTONE, COLORADO. WE EVALUATED SEVERAL RENTAL MANAGEMENT COMPANIES BUT DECIDED TO USE OUR OWN ONLINE MARKETING EXPERTISE TO PROMOTE THE RENTAL OF OUR TOWN HOME. THIS WAS THE START OF COLORADO VACATION RENTALS, LLC!

WE HAVE BEEN SO SUCCESSFUL THAT WE HAVE SINCE EXPANDED OUR RENTAL PROPERTIES TO FERNIE, BRITISH COLUMBIA AND STEAMBOAT, COLORADO! DUE TO OUR SUCCESS, OTHER OWNERS AT ANTLERS GULCH HAVE BEEN MORE THAN HAPPY TO UTILIZE OUR SERVICES, AND HAVE EXPERIENCED SIMILAR RESULTS.

WE ARE LOOKING TO OFFER OUR SERVICES TO OTHER OWNERS AT THE PINES AND FEEL CONFIDENT THAT WE WILL EXCEED YOUR EXPECTATIONS AND HELP MAKE THE MOST OF YOUR STEAMBOAT INVESTMENT.

OUR GOAL IS TO PROVIDE YOU WITH THE MAXIMUM AVAILABLE RENTAL REVENUE DURING THE TIMES THAT YOU ARE NOT USING YOUR CONDO AND TO ELIMINATE ANY CONCERNS YOU MAY HAVE REGARDING THE RENTAL USE OF YOUR PROPERTY.



WHY USE OUR SERVICES?

MOST IMPORTANTLY, WE'RE OWNERS AT THE PINES TOO! AS A FELLOW OWNER, AND A FREQUENT VISITOR TO OTHER NORTH AMERICAN SKI DESTINATIONS, WE UNDERSTAND WHAT BOTH YOU AND OUR GUESTS EXPECT IN THEIR RENTAL ACCOMMODATIONS. WE ALSO KNOW FIRST HAND THE CHALLENGES OWNERS SUCH AS YOURSELF FACE IN RENTING THEIR VACATION HOMES.



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FROM THE 25% COMMISSION WE RETAIN FOR OUR SERVICES, WE PAY FOR ADVERTISING, PROMOTION AND MAINTENANCE OF OUR WEBSITES, CREDIT CARD AND PROCESSING FEES, CLEANING SUPPLIES AND TOILETRIES, VARIOUS PRINTING, MAILING AND A PORTION OF THE CLEANING FEES.

KEEP IN MIND

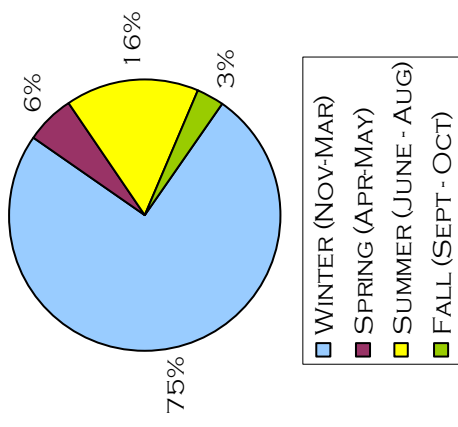
THERE IS NOT ANOTHER RENTAL MANAGEMENT COMPANY THAT HAS A GREATER VESTED INTEREST IN THE SUCCESS AND HAPPINESS OF THE OWNERS AT THE PINES AT OREHOUSE PLAZA.

WHEN YOU ARE EVALUATING OTHER RENTAL MANAGEMENT COMPANIES, THERE ARE A FEW THINGS TO KEEP IN MIND:

- MAKE SURE TO GET A CLEAR BREAKDOWN OF ALL THE EXPENSES YOU WILL BE RESPONSIBLE FOR.
- ASK FOR ACTUAL RENTAL FIGURES FROM THE MOST RECENT SKI SEASON FOR A UNIT SIMILAR TO THE SIZE, QUALITY AND LOCATION OF YOUR PINES CONDO.

GROSS RENTAL REVENUE : PROJECTIONS:

ALTHOUGH SEVERAL FACTORS CAN IMPACT THE GROSS RENTAL REVENUE GENERATED BY YOUR CONDOMINIUM (OWNER USAGE, ECONOMY, SNOW PACK, ETC), WE ARE PROJECTING OVER \$20,000 IN RENTAL INCOME FOR A 2 BED/2BATH CONDO. THE SEASONAL MIX OF THIS REVENUE IS SHOWN IN THE FOLLOWING CHART.



PLEASE FEEL FREE TO CONTACT US IF YOU WOULD LIKE TO UTILIZE OUR SERVICES OR NEED ADDITIONAL INFORMATION!

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