



Price Sheet

Elevate your rental property with my comprehensive management services—designed to maximize your income and minimize your stress!

Listing Creation and Management

\$900

This covers an initial 1 on 1 consultation to determine the proper listing service, professional photography, development of all ancillary materials (guidebook, check in guide, etc.), listing testing and optimization, listing launch and 1 month of post launch testing and refinement.

Your listing creation and management for the first month covers:

- **On-Site Evaluation:** I conduct a site visit to assess your property's amenities and identify opportunities to enhance its appeal. After the visit, I provide a detailed list of suggested upgrades, along with a budget estimate.
- **Pricing Strategy:** Through competitive analysis of similar short-term rental properties, we work together to develop a dynamic pricing strategy to maximize your revenue potential.
- **Professional Listing Creation:** I craft a compelling property listing to optimize guest interest. I also coordinate professional photography to showcase your property at its finest.
- **Target Audience Review:** I analyze your revenue goals, cost structure, and ideal guest profile to determine the most effective listing platform for your needs.
- **Listing Launch & Optimization:** Once your listing goes live, I conduct thorough testing to ensure everything is optimized for a seamless hosting experience. This includes the property listing, guest and booking policies, and any associated guides and manuals for the listing and property.

Customer Service Support

\$300 per month, per property listing

This covers all aspects of customer service support for prospective and current renters.

- **Pre-Screening Guests:** I vet potential guests to ensure the right fit for your property.
- **Answering Questions from Prospective Customers:** I provide timely and helpful responses to increase property bookings and positive reviews. [Check out my 100% Airbnb response rate](#)—it speaks for itself!
- **Automated Messaging:** I create custom check-in, check-out, and issue-resolution message templates to streamline guest communication.



- **On-Demand Guest Support:** I'm available throughout each stay to answer questions, troubleshoot issues, and enhance the guest experience.
- **Local Expertise:** Need hands-on support? I offer local assistance to make guests feel welcome and keep them coming back.

Property Management

\$300 per month, per property (*you, the owner will have to still pay for the cost of cleaning services and any additional services like landscaping and repairs)

This covers me scheduling and coordinating cleaners, post stay on-site inspections of your property as needed, and scheduling landscaping and minor repairs.

- **Pricing Strategy:** Through competitive analysis of similar short-term rental properties, we work together to develop a dynamic pricing strategy to maximize your revenue potential.
- **Top-Tier Cleaning:** I will schedule local cleaners to keep your property spotless, earning you glowing guest reviews. Just check out my [Airbnb cleanliness rating!](#)
- **Post-Stay Inspections:** I can personally on your property during or after bookings to ensure everything is in top shape.
- **Maintenance & Landscaping:** From minor repairs to keeping the outdoor space pristine, I can schedule it all.
- **Proactive Upkeep:** Regular on-site reviews to restock supplies and boost repeat bookings.

Marketing

\$100 per month, per property

This covers social media and email marketing promotion and ongoing refining of your pricing structure and listing and needed listing adjustments.

- **Social Media Promotion:** I showcase your short-term rental across social platforms to boost visibility and attract more guests.
- **Newsletter Feature:** your property listing will be featured in the monthly Thriving in Tucson newsletter.
- **Dynamic Pricing & Policies:** I continuously refine your pricing strategy, booking policies, and promotions to maximize revenue.
- **Ongoing Optimization:** Your listing stays competitive with regular updates and strategic adjustments.



Package Discounts

If you sign up for both the customer service support and property management monthly packages together, you get a 10% discount off the total monthly cost (this excludes the Listing Creation and Management package).

Package	Individual Package Cost	Bundled Cost
customer service support	\$300 per month	\$270 per month
property management	\$300 per month	\$270 per month

If you sign up for either the customer service support or property management monthly package, I will provide the marketing package for free (\$100 per month savings).