



# Elite Pacific's Signature Property Management

## Signature Services:

### INCLUDED

DEDICATED PROPERTY MANAGER	Dedicated licensed and insured property manager	●
	Initial property set-up of up to ten hours	●
	Maintenance coordination including management of all vendors	●
	Periodic property inspections (check-in and check out, quarterly, bi-annually)	●
	Seamless guest arrival and greeting	●
FINANCE TEAM	Negotiated special project rate - \$90 per hour	●
	All vendors screened annually for license and insurance compliance	●
	Trust Accounting with daily reconciliation	●
	Vendor bill pay	●
	Damage insurance and liability protection	●
GUEST SERVICES	Personalized owner portal for easy online access	●
	Short term rental tax filings	●
	Reservation credit card fees not billed to owner	●
	Unlimited guest support leading up to trip, during stay, and post checkout	●
	Guest pre-arrival Concierge Services	●
MARKETING	7 days per week professional Reservation Sales Team	●
	Guest verification screening	●
	Multi-channel calendar management	●
	Direct booking integration and listing optimization on top platforms	●
	Robust marketing to expansive travel agent network	●
RATES & REVENUE	Professional property photography	●
	Matterport Virtual Tours	●
	Annual VRBO marketing subscription (\$600 value)	●
	Integrated digital marketing strategy (database, social media, paid & organic leads)	●
	Dedicated revenue management team	●
A LA CARTE OFFERING	Owner designated special guest rates for 'friends and family'	●
	Dynamic demand-based pricing optimization	●
	10% management fee reduction on owner guest referrals	●
	Exclusive deals on stays at other Gather properties <sup>1</sup>	●
	Energy savings technology (hardware actual cost <sup>2</sup> , subscription \$15 per month)	○
	Noise monitoring technology (hardware actual cost <sup>2</sup> , subscription \$15 per month)	○
	Smart-lock technology (hardware actual cost <sup>2</sup> , subscription \$15 per month)	○
	Video tour of property (actual cost <sup>2</sup> )	○
	Drone (where legal), twilight, and evening photography (actual cost <sup>2</sup> )	○
	Individual hosted property website (\$1000 setup + \$200 per year)	○



LOCAL KNOWLEDGE & EXPERTISE



PREMIER GUEST EXPERIENCE



ROBUST SALES & MARKETING EFFORTS



DATA DRIVEN REVENUE MANAGEMENT STRATEGY



SUPERIOR HOME CARE & HOUSEKEEPING



TRANSPARENT AND COMPREHENSIVE TRUST ACCOUNTING

1. Discounts are from the full rack rate, not to be combined with any other discounts or promotions.

2. Estimate will be provided to owner in advance for any selection billed to Owner at Actual Cost.

## Elevating Luxury Vacation Rental Management

At Elite Pacific, we understand that every luxury vacation rental property is unique and deserves special attention to detail. That's why we offer a range of add-on services designed to enhance the guest experience and maximize the value of your property. Whether showcasing your property with stunning visuals, implementing cutting-edge technology for energy savings and security, or providing personalized websites for individual properties, our A la Carte Services go above and beyond to ensure that your property stands out from the rest.

With our commitment to excellence, we aim to exceed your expectations and deliver an unparalleled level of service, allowing you to maximize the return on your property investment. Discover the true potential of your luxury vacation rental with Elite's A la Carte Services.

### MARKETING SERVICES

#### Walk Through Property Video



Actual Cost\*

Elevate visibility and boost bookings for your vacation rental. Showcase your property's unique features and ambiance, captivating potential guests and increasing conversion rates.

#### Enhanced Photography



Actual Cost\*

Showcase your vacation rental with stunning drone (where legal), twilight, and seasonal images. Stand out, inspire bookings, and leave a lasting impression.

#### Individual Hosted Property Website



\$1000 setup + \$200/year

Maximize your luxury vacation rental's visibility with a personalized online platform. A hosted website with images and linked calendar visibility.

### TECHNOLOGY SERVICES

#### Noise Monitoring Technology



Hardware Actual Cost\* | Subscription \$15/month

We'll proactively detect and prevent parties or disturbances, safeguarding the integrity of your property.

#### Smart-Lock Technology



Hardware Actual Cost\* | Subscription \$15/month

Simplify guest access and enhance security. Guests enjoy convenient check-ins with digital codes or smartphone integration.

#### Energy Savings Technology



Hardware Actual Cost\* | Subscription \$15/month

Optimize guest comfort and reduce costs with our state-of-the-art solution. Maximize your property sustainability and minimize energy waste.