



YOUR PROPERTY. OUR PRIORITY.
EXCEPTIONAL STAYS. LASTING VALUE.

THE PROPERTY OWNER EXECUTIVE GUIDE

A partnership built on trust,
focused on results,
designed for your peace of mind.



A PARTNERSHIP
BUILT ON TRUST.
FOCUSED ON RESULTS.
DRIVEN BY EXCELLENCE.

FOUNDER'S EDITION | VERSION 1.0



CALL/TEXT 24/7
616-329-2497



JKLHOMESLLCMICHIGAN@GMAIL.COM

The JKL Way™

INTEGRITY | HOSPITALITY | PROTECTION | EXCELLENCE | PARTNERSHIP



ABOUT JKL HOMES LLC



YOUR PROPERTY. OUR PRIORITY.
EXCEPTIONAL STAYS. LASTING VALUE.



OUR MISSION

To provide property owners with a trusted partnership that delivers consistent care, financial performance, and long-term peace of mind through exceptional short-term rental management.



OUR CORE VALUES



INTEGRITY

We operate with honesty, transparency, and respect in everything we do.



HOSPITALITY

We deliver 5-star experiences for guests and peace of mind for owners.



PROTECTION

We treat every property as if it were our own, with care and accountability.



EXCELLENCE

We set high standards and consistently strive to exceed expectations.



PARTNERSHIP

We build strong, lasting relationships based on trust, communication, and results.



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ABOUT US

JKL HOMES LLC



**YOUR PROPERTY. OUR PRIORITY.
EXCEPTIONAL STAYS. LASTING VALUE.**

JKL HOMES LLC is a professional short-term rental management company dedicated to helping property owners experience consistent income, exceptional care, and long-term peace of mind. We treat every property as if it were our own.



OUR MISSION

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THE JKL WAY™

A BETTER EXPERIENCE FOR PROPERTY OWNERS



We combine hospitality-driven service, expert management, and proactive communication to protect your property and maximize your results.



THE OWNER EXPERIENCE



PROTECTION

We treat every property with care as if it were our own, protecting your investment.



PERFORMANCE

Our proven systems help maximize occupancy, income, and long-term value.



COMMUNICATION

You'll always know what's happening with your property through clear and consistent updates.



PEACE OF MIND

We handle the details so you can enjoy the benefits of your property without the stress.



A PARTNERSHIP
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OUR MANAGEMENT SERVICES



We provide comprehensive short-term rental management designed to protect your property and maximize your returns. From guest arrival to final checkout, we handle every detail.



PROPERTY MARKETING

We market your property across top booking platforms with professional photos and compelling listings to maximize bookings.



GUEST MANAGEMENT

We handle guest inquiries, bookings, check-in, and communication throughout their stay to ensure a 5-star experience.



CLEANING & TURNOVER

Our professional cleaning team ensures every property is spotless, sanitized, and hotel-ready before each guest arrives.



MAINTENANCE

We coordinate repairs and routine maintenance to keep your property in excellent condition year-round.



PROPERTY INSPECTIONS

Regular inspections help us protect your investment and address any issues before they become costly.



FINANCIAL REPORTING

We provide clear, detailed reports on occupancy, income, expenses, and performance.



A PARTNERSHIP
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OUR COMMITMENT TO YOUR INVESTMENT



We treat every property as if it were our own.
Your investment deserves exceptional care,
strong protection, and consistent performance.
That's the standard we deliver—every day.



WHY PARTNER WITH JKL HOMES LLC?



PROTECT

We safeguard your property with proactive care, inspections, and ongoing maintenance.



PERFORM

Our proven systems drive consistent bookings, strong occupancy, and maximum income.



COMMUNICATE

You'll always know what's happening with your property through clear and timely updates.



PROVIDE PEACE

We handle the details so you can enjoy the benefits of your investment without the stress.



TREAT LIKE OUR OWN

We manage every property with the highest standards as if it were our own home.



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OUR COMMITMENT TO EXCEPTIONAL STAYS. LASTING VALUE.



Our goal is simple: to provide an exceptional experience for your guests while protecting your property and delivering strong, consistent returns.

OUR STANDARDS



QUALITY FIRST

We maintain high standards in every detail of your property and every guest experience.



GUEST SATISFACTION

Happy guests lead to great reviews, repeat bookings, and stronger long-term performance.



PROPERTY PROTECTION

We treat every property as if it were our own, safeguarding your investment with care and respect.



MAXIMUM RETURNS

Our proven systems are designed to increase occupancy, optimize pricing, and maximize income.



CLEAR COMMUNICATION

You'll always be informed with timely updates and transparent reporting you can trust.



LASTING PARTNERSHIPS

We build strong relationships with our property owners based on trust, honesty, and proven results.



**A PARTNERSHIP
BUILT ON TRUST.
FOCUSED ON RESULTS.
DRIVEN BY EXCELLENCE.**



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OUR

PROPERTY PROMISE



We promise to care for your property as if it were our own, deliver exceptional guest experiences, and provide the communication and results you deserve—every step of the way.



WE PROTECT

We safeguard your property with proactive care, regular inspections, and ongoing maintenance.



WE MANAGE

We handle every detail of your short-term rental so you can enjoy a truly passive investment.



WE MAXIMIZE

We use proven strategies to maximize bookings, occupancy, and income.



WE COMMUNICATE

We keep you informed with clear updates and transparent reporting.



WE CARE

We are committed to long-term relationships built on trust, respect, and results.



*You invest. We manage.
Together, we succeed.*



A PARTNERSHIP
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FOCUSED ON RESULTS.
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THE JKL DIFFERENCE



We combine hospitality, systems, and heart to deliver exceptional short-term rental management that protects your property and maximizes your returns.

PROVEN RESULTS



5+ YEARS

of short-term rental management experience



HIGHER OCCUPANCY

Proven strategies that drive more bookings



MAXIMIZED RETURNS

Optimized pricing and cost management to increase income



PROPERTY PROTECTION

Regular inspections and proactive maintenance



5-STAR EXPERIENCE

Happy guests, glowing reviews, repeat bookings



TRUSTED PARTNERSHIP

We believe in building strong, long-term relationships based on trust, integrity, and mutual success.



GOAL FOCUSED

Your goals become our goals. We align our strategies with your vision for long-term growth.



SYSTEMS DRIVEN

Our tested processes and technology ensure consistency, efficiency, and exceptional results.



HOSPITALITY FOCUSED

We treat every guest like family and every property like our own.



QUALITY ALWAYS

We never cut corners. Quality is at the heart of everything we do.



A PARTNERSHIP
BUILT ON TRUST.
FOCUSED ON RESULTS.
DRIVEN BY EXCELLENCE.



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LET'S BUILD SOMETHING PROFITABLE. SUSTAINABLE. TOGETHER.



We're more than a management company—we're your partner in long-term success. Together, we'll create exceptional guest experiences and lasting value for your investment.

THE JKL WAY

Our five-step process ensures a seamless experience for you and outstanding stays for your guests.



1 ONBOARDING

We get to know your property, your goals, and your expectations to create a customized management plan.



2 PREPARE

We professionally prepare and stage your property, create compelling listings, and optimize for top-tier guest appeal.



3 MANAGE

We handle bookings, guest communication, check-ins, and every detail of the stay from start to finish.



4 OPTIMIZE

We analyze performance, adjust pricing, and refine strategies to increase occupancy and maximize returns.



5 PROTECT & GROW

We protect your investment, maintain your property, and pursue long-term growth together.

**YOUR PROPERTY.
OUR PRIORITY.**

Our Promise.



- ✓ We treat every property as if it were our own.
- ✓ We deliver consistent communication and transparency.
- ✓ We focus on results that protect your investment and grow your income.
- ✓ We are committed to excellence in everything we do.



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We're ready when you are.
Let's take your property—and your returns—to the next level.



A PARTNERSHIP THAT

PROTECTS TODAY. GROWS TOMORROW.



We protect your investment today while creating opportunities for long-term growth tomorrow. Your success is our mission—and our commitment.



“

JKL HOMES LLC has been a game changer for our property. Professional, responsive, and results driven.



— PROPERTY OWNER PARTNER



INVESTMENT PROTECTION

We safeguard your property with proactive care, inspections, and trusted maintenance.



REVENUE GROWTH

We maximize occupancy, optimize pricing, and implement strategies that increase returns.



GUEST EXCELLENCE

We deliver five-star guest experiences that lead to glowing reviews and repeat bookings.



TRANSPARENT PARTNERSHIP

We keep you informed with clear communication, honest updates, and real-time performance.



LONG-TERM VISION

We build lasting relationships and grow together—year after year.



**YOUR PROPERTY.
OUR PRIORITY.**

Our Promise.

We don't just manage properties—we protect your investment, delight your guests, and maximize your returns.

LET'S GROW TOGETHER.



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Nichola "Nicky" Dotson
— FOUNDER, JKL HOMES LLC

Thank you for considering JKL HOMES LLC as your property management partner. We're honored to serve you.





BUILT ON TRUST.

FOCUSED ON RESULTS. COMMITTED TO YOU.

At JKL HOMES LLC, we believe strong partnerships are the foundation of long-term success. When you succeed, we succeed.

You can count on us to protect your investment, delight **our guests**, and grow your returns.

WHAT YOU CAN EXPECT



DEDICATED EXPERTISE

A passionate team
focused on your
property's success.



RELIABLE PROTECTION

We treat your property
like our own with
care and diligence.



STRATEGIC GROWTH

Data-driven strategies
that increase
occupancy and
maximize returns.



CLEAR COMMUNICATION

Honest updates and
real-time insights
every step of
the way.



EXPERIENCE THAT SHINES

Five-star stays that
lead to glowing
reviews and repeat
bookings.

OUR GUEST. OUR PRIORITY.

Exceptional stays
create five-star
experiences and
lasting value for
your property.



THE JKL HOMES LLC ADVANTAGE

- ✓ **OWNER-CENTERED APPROACH** – Your goals lead every decision.
- ✓ **PROVEN SYSTEMS** – Streamlined processes for consistency and exceptional results.
- ✓ **MARKET EXPERTISE** – Local knowledge that keeps your property competitive.
- ✓ **TECHNOLOGY POWERED** – Smart tools that simplify management and boost performance.
- ✓ **PEACE OF MIND** – We handle the details so you can enjoy the rewards.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

We don't just manage properties—we elevate them.
Let's build something exceptional together.

WELCOME TO THE JKL WAY.



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We're honored to serve you.





WE HANDLE THE DETAILS.

YOU ENJOY THE REWARDS.



We manage every aspect of your property so you can enjoy passive income, peace of mind, and the confidence that your investment is in expert hands.

From bookings to turnovers, we've got it covered.

WHAT WE MANAGE FOR YOU



BOOKING MANAGEMENT

We optimize your calendar, pricing, and listings to maximize occupancy.



GUEST COMMUNICATION

We handle inquiries, confirmations, and support throughout every stay.



CHECK-IN & CHECK-OUT

Seamless, secure, and stress-free experiences for every guest.



CLEANING & TURNOVERS

Professional cleaning and preparation for five-star stays, every time.



PROPERTY MAINTENANCE

We coordinate repairs and upkeep to keep your property in top shape.



SAFETY & COMPLIANCE

We follow industry best practices to protect your property and guests.



PRICING & REVENUE OPTIMIZATION

Data-driven strategies to increase returns and outperform the market.



REPORTING & TRANSPARENCY

You'll receive clear reports and real-time updates—so you're always in the know.



“

*Our goal is simple:
to protect your investment,
delight our guests, and
grow your returns—
together.*



THAT'S THE JKL WAY.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

Expert management. Exceptional guests.
Stronger returns.

WELCOME TO THE JKL WAY.



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Nichola "Nicky" Dotson

FOUNDER, JKL HOMES LLC

Thank you for considering
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We're honored to serve you.





GUEST EXPERIENCE. 5-STAR STANDARD. LASTING IMPRESSIONS.

THE GUEST EXPERIENCE IS OUR PRIORITY.

At JKL HOMES LLC, we believe outstanding guest experiences don't happen by accident—they happen by design.

Every detail, every interaction, and every stay is guided by our commitment to 5-star hospitality.

Happy guests leave great reviews. Great reviews build our reputation. Our reputation grows our business—and protects your investment.

**We don't just meet expectations.
We exceed them.**

THE 5-STAR GUEST EXPERIENCE



SPOTLESS & INVITING

Impeccably clean spaces that feel fresh, comfortable, and welcoming.



COMFORT FIRST

Quality linens, cozy beds, and thoughtful amenities that make guests feel right at home.



RESPONSIVE COMMUNICATION

Clear, friendly, and prompt communication before, during, and after every stay.



LOCAL EXPERIENCES

Curated local guides and recommendations that help guests explore and enjoy their stay.



MEMORABLE MOMENTS

Small touches and special details that turn good stays into unforgettable experiences.



HOW WE DELIVER 5-STAR STAYS

- ✓ **PROFESSIONAL CLEANING STANDARDS**
We follow strict cleaning protocols to ensure every space is spotless and guest-ready.
- ✓ **QUALITY CHECKS**
We inspect every property before each arrival to ensure everything is perfect.
- ✓ **GUEST-FOCUSED SERVICE**
We respond quickly and go the extra mile to meet guest needs.
- ✓ **CONTINUOUS IMPROVEMENT**
We review feedback, track performance, and make improvements every day.
- ✓ **PROTECTING YOUR INVESTMENT**
Happy guests care for the property better and are more likely to return.

WHAT OUR GUESTS ARE SAYING

“The house was beautiful, spotless, and exactly as described. The best stay we've ever had!”



— AIRBNB GUEST

“Communication was amazing and the home had everything we needed. We will definitely be back!”



— AIRBNB GUEST

“Such a great experience from check-in to check-out. The little touches made all the difference. Highly recommend!”



— AIRBNB GUEST



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— FOUNDER, JKL HOMES LLC —



JKLHOMESLLCMICHIGAN@GMAIL.COM

We are committed to creating exceptional experiences for every guest—every stay, every time.

*Happy guests. Strong reviews.
Lasting success.*





WE STAND BEHIND OUR PROMISE.

OUR COMMITMENT TO YOU.



At JKL HOMES LLC, we don't just make promises—we deliver results. Our guarantees reflect our confidence, our standards, and our dedication to your success.

OUR PARTNERSHIP GUARANTEES



PERFORMANCE FOCUSED

We strive to maximize your occupancy, revenue, and overall return on investment.



TRANSPARENCY GUARANTEED

You'll receive regular reports, honest updates, and clear communication every step of the way.



TIME & STRESS SAVINGS

We handle the details so you can enjoy passive income and peace of mind.



QUALITY ASSURED

We maintain high standards for your property, your guests, and your experience.



GROWTH DRIVEN

We implement proven strategies that drive long-term growth and sustainable results.



A PARTNERSHIP THAT WORKS FOR EVERYONE

When you partner with JKL HOMES LLC, you get:

- ✓ **MORE INCOME** – We focus on performance that increases your bottom line.
- ✓ **LESS WORRY** – We handle the day-to-day so you don't have to.
- ✓ **HAPPIER GUESTS** – Five-star experiences lead to five-star reviews.
- ✓ **LONG-TERM VALUE** – We protect and enhance your investment for years to come.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

We don't just manage properties—we elevate them.
Let's build something exceptional together.
WELCOME TO THE JKL WAY.



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We're honored to serve you.





WE STAY AHEAD.

INNOVATION DRIVES EXCEPTIONAL RESULTS.



We leverage the best tools, technology, and industry insights to keep your property competitive and your returns strong.

The short-term rental market is always evolving—we make sure your investment is always one step ahead.

TECHNOLOGY & TOOLS WE USE



DYNAMIC PRICING TOOLS

Real-time pricing strategies to maximize occupancy and revenue.



SMART AUTOMATION

Streamlined messaging, scheduling, and task management.



STRONG SCREENING & SECURITY

Advanced guest screening, and monitoring for a safe, secure stay.



PERFORMANCE ANALYTICS

Data and insights that drive better decisions and stronger results.



INTEGRATED PLATFORMS

Top-tier platforms that keep your property visible and competitive.



HOW WE PROTECT YOUR INVESTMENT

- ✓ WE TREAT YOUR PROPERTY LIKE OUR OWN
With care, respect, and attention to every detail.
- ✓ WE COMMUNICATE PROACTIVELY
You'll never be left wondering.
- ✓ WE SOLVE PROBLEMS BEFORE THEY GROW
Preventative care protects your bottom line.
- ✓ WE DELIVER CONSISTENT RESULTS
Because consistency builds trust—and trust builds lasting partnerships.

“From day one, JKL HOMES LLC has treated my property with the care and professionalism I was hoping for. My income is up, and my stress is down!”

— JKL PARTNER



PARTNER. PROTECT. PROFIT.

That's the JKL HOMES LLC promise. We're more than property managers—we're your partners in long-term success.

Let's build something exceptional together.



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WE GO BEYOND MANAGEMENT.

WE CREATE PEACE OF MIND.

At JKL HOMES LLC, we understand that your property is more than an investment—it's a part of your future.

We treat it with the care, attention, and excellence it deserves so you can enjoy the freedom that comes with true passive income.

THE JKL HOMES LLC DIFFERENCE



PERSONALIZED SERVICE

We tailor our approach to fit your property, your goals, and your expectations.



TRUSTED PARTNERSHIP

You're not just an owner—you're our partner. We succeed together.



GUEST-CENTERED EXPERIENCE

Happy guests mean strong reviews, repeat bookings, and higher returns.



PROPERTY PROTECTION

We safeguard your investment as if it were our own.



CONTINUOUS IMPROVEMENT

We never settle. We're always looking for ways to improve and outperform.



OUR PROMISE TO YOU

- ✓ **TRANSPARENCY ALWAYS**
You'll always know how your property is performing.
- ✓ **NO SURPRISES**
Clear communication. Honest updates. Zero hidden fees.
- ✓ **ACCOUNTABILITY**
We take ownership and follow through on every commitment.
- ✓ **RESULTS THAT MATTER**
We focus on what moves the needle—your success.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

When you win, we win.
When you grow, we grow.
WELCOME TO THE JKL WAY.



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— FOUNDER, JKL HOMES LLC —

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We're honored to serve you.





WE PLAN. WE ADAPT. WE WIN.

STRATEGIC TODAY. STRONGER TOMORROW.



The short-term rental market is dynamic—and so are we. We continuously analyze trends, monitor performance, and adjust our strategy to keep your property performing at its best. Your success is our strategy. Your growth is our goal.

HOW WE STAY AHEAD



MARKET INSIGHTS



We monitor local trends, competitor pricing, and guest behavior to stay ahead of the curve.



DATA-DRIVEN DECISIONS



We use real-time data and proven strategies to optimize pricing, occupancy, and returns.



INNOVATIVE SOLUTIONS



We embrace new tools, technology, and creative ideas to elevate your property and guest experience.



ADAPT & IMPROVE



We adjust quickly, learn constantly, and refine our approach to keep your property ahead of the market.



LONG-TERM GROWTH



Our focus isn't just on today—it's on building lasting value and sustainable success together.



WE GROW WHEN YOU GROW

Our success is built on your success. As your property performs, your returns grow—and so does our commitment to you.



*“A strong partnership today
creates a legacy of success tomorrow.”*

— THE JKL WAY



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

We protect your investment.
We delight our guests.
We deliver results that last.

WELCOME TO THE JKL WAY.



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We're honored to serve you.





STRONG PARTNERSHIPS. LASTING IMPACT.

TOGETHER, WE BUILD SOMETHING EXCEPTIONAL.



JKL HOMES LLC was built on the belief that property management should be more than a transaction—it should be a true partnership. We combine heart, hustle, and high standards to create five-star experiences for guests and long-term value for you.

You succeed. We succeed. **That's The JKL Way.**

OUR CORE VALUES



INTEGRITY

We do the right thing, even when no one is watching.



RESPECT

We treat your property, your guests, and each other with respect every time.



EXCELLENCE

We hold ourselves to the highest standards in everything we do.



OWNERSHIP

We take ownership of your property like it's our own.



GROWTH

We are committed to continuous improvement for our partners, our guests, and our team.



OUR PARTNER PROCESS

- 1 CONNECT**
We get to know you, your property, and your goals.
- 2 EVALUATE**
We provide a custom strategy to maximize your returns.
- 3 EXECUTE**
We implement our proven systems and start delivering results.
- 4 COMMUNICATE**
We keep you informed with clear updates and insights.
- 5 GROW TOGETHER**
We adapt, optimize, and help your investment thrive.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has been a game-changer for my property. The communication is amazing and my returns have never been better!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, reliable, and truly cares about their partners. I have total peace of mind knowing my property is in the best hands.”



— PROPERTY OWNER, KALAMAZOO, MI

“From day one, I felt like more than just another property. They treat my home like their own—and it shows!”



— PROPERTY OWNER, LANSING, MI



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Thank you for considering JKL HOMES LLC as your property management partner. We're honored to serve you.





COMMUNITY FOCUSED. FUTURE DRIVEN.

STRONGER COMMUNITIES. BRIGHTER FUTURES.

At JKL HOMES LLC, we believe in creating positive experiences for our guests, strong relationships with our partners, and a positive impact in the communities we serve.

We don't just manage properties—we uplift communities.
Better communities create better experiences for everyone.

OUR COMMITMENT TO COMMUNITY



RESPONSIBLE STEWARDSHIP

We care for the homes we manage and the communities we call home.



LOCAL PARTNERSHIPS

We collaborate with local businesses and vendors to create mutual success.



GUEST RESPECT

We encourage our guests to respect our homes and the communities around them.



SUSTAINABLE PRACTICES

We implement eco-friendly solutions that protect our environment and preserve value.



LONG-TERM IMPACT

We invest in relationships and opportunities that create lasting positive change.



GIVING BACK IS PART OF OUR WAY

We proudly support initiatives that strengthen families, empower individuals, and build better communities.

- ✓ LOCAL SUPPORT – Partnering with organizations that make a difference.
- ✓ YOUTH EMPOWERMENT – Supporting programs that invest in the next generation.
- ✓ HOMELESSNESS INITIATIVES – Helping provide safe housing and resources.
- ✓ FINANCIAL LITERACY – Promoting education and opportunities for financial freedom.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

We're here to protect your investment, delight our guests, and build something exceptional—together.
WELCOME TO THE JKL WAY.



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We're honored to serve you.





ACCOUNTABLE. TRANSPARENT. TRUSTWORTHY.

CLEAR COMMUNICATION. CONFIDENT PARTNERSHIPS.

We believe the best partnerships are built on honesty, consistency, and trust. That's why communication is at the heart of everything we do.

You'll always know where your property stands.
No surprises. No guesswork. Just results.

WHAT SETS JKL HOMES LLC APART



PERSONALIZED ATTENTION

We take the time to understand your goals and tailor our services to meet your needs.



TRANSPARENT COMMUNICATION

We keep you informed every step of the way with clear, timely updates.



RELIABLE MANAGEMENT

We handle the details so you can enjoy peace of mind and passive income.



MAXIMIZED RETURNS

Our strategies are designed to increase occupancy, boost revenue, and grow your investment.



FIVE-STAR EXPERIENCES

Happy guests lead to strong reviews, repeat bookings, and long-term success for your property.



FOR PROPERTY OWNERS LIKE YOU

- ✓ **WE PROTECT YOUR TIME**
We handle the day-to-day so you can focus on what matters most.
- ✓ **WE PROTECT YOUR INVESTMENT**
Your property is managed with care, attention, and industry best practices.
- ✓ **WE PROTECT YOUR PEACE OF MIND**
You can count on us to treat your property like our own and your success like our mission.
- ✓ **WE BUILD LASTING PARTNERSHIPS**
We're not here for a short-term gain—we're here to grow together for the long run.



YOUR PROPERTY. OUR PRIORITY. OUR PROMISE.

We're honored you're considering JKL HOMES LLC.
Let's create something exceptional together.
WELCOME TO THE JKL WAY.

*Built on trust.
Focused on results.
Committed to you.*



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— FOUNDER, JKL HOMES LLC —

Thank you for considering
JKL HOMES LLC as your
property management partner.
We're honored to serve you.





EXPERIENCED. DEDICATED. RESULTS-DRIVEN.

EXPERTISE YOU CAN TRUST. SERVICE YOU CAN COUNT ON.

At JKL HOMES LLC, we bring the perfect blend of industry knowledge, hands-on experience, and genuine care to every property we manage.

We're more than managers—we're partners in your success.

Your property is in expert hands. Your success is our mission.

OUR MANAGEMENT EXPERTISE



SHORT-TERM RENTAL EXPERTS

We specialize in short-term rentals and understand what drives guest satisfaction.



REVENUE OPTIMIZATION

We use proven strategies to maximize occupancy, increase revenue, and protect value.



GUEST EXPERIENCE PROS

We create seamless, 5-star experiences that lead to glowing reviews and repeat bookings.



RELIABLE NETWORK

Our trusted network of vendors and professionals ensures quality service every time.



RISK MANAGEMENT

We protect your property with proactive communication, inspections, and industry best practices.



PROVEN RESULTS

Our track record speaks for itself—happy owners, happy guests, strong returns.



SPECIALIZED IN:

- ✓ **SHORT-TERM RENTALS**
We know what guests want—and how to deliver it.
- ✓ **FURNISHED ROOM RENTALS**
We fill rooms, not just houses, with the right guests.
- ✓ **PROPERTY PREPARATION & TURNOVERS**
Impeccable presentation that earns 5-star reviews.
- ✓ **DYNAMIC PRICING & MARKETING**
Data-driven strategies that keep your calendar full.
- ✓ **OWNER COMMUNICATION & REPORTING**
Clear updates, detailed reports, total peace of mind.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has taken all the stress off my shoulders. My property has never performed better and my guests love it!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“They treat my home like their own and my guests like family. The communication, care, and results are unmatched.”



— PROPERTY OWNER, HOLLAND, MI

“Professional, responsive, and truly invested in my success. I highly recommend JKL HOMES LLC to any property owner.”



— PROPERTY OWNER, KALAMAZOO, MI



CALL/TEXT 24/7
616-329-2497



JKLHOMESLLCMICHIGAN@GMAIL.COM

Nichola "Nicky" Dotson

— FOUNDER, JKL HOMES LLC —

Thank you for considering JKL HOMES LLC as your property management partner. We're honored to serve you.





STRATEGIC MANAGEMENT. FIVE-STAR RESULTS.

FULL-SERVICE MANAGEMENT. TOTAL PEACE OF MIND.

We handle every detail so you don't have to.

From marketing and guest communication to maintenance and financial reporting, we protect your investment and maximize your returns.

You own the property. *We run it like our own.*

WHAT WE MANAGE FOR YOU



MARKETING & LISTING

We create high-converting listings and optimize visibility across top booking platforms.



GUEST COMMUNICATION & SUPPORT

We handle all guest inquiries, bookings, check-ins, and 24/7 support.



CLEANING & TURNS

We ensure professional cleaning and seamless turnovers between every stay.



MAINTENANCE & REPAIRS

We coordinate routine maintenance and handle repairs quickly to protect your property.



PRICING & REVENUE MANAGEMENT

We use data-driven strategies to optimize nightly rates and maximize your revenue potential.



CALENDAR MANAGEMENT

We manage availability, minimum stays, and booking adjustments year-round.



PROPERTY INSPECTIONS & QUALITY CONTROL

We conduct regular inspections to maintain our five-star standard and protect your investment.



FINANCIAL REPORTING & OWNER PAYOUTS

We provide transparent reports and on-time payouts so you always know your numbers.



THE BENEFITS TO YOU

- ✓ **PASSIVE INCOME**
Enjoy the benefits of ownership without the daily demands.
- ✓ **MAXIMIZED RETURNS**
Our strategies increase occupancy and boost revenue.
- ✓ **PROFESSIONAL CARE**
Your property is treated with the same care as our own.
- ✓ **TIME FREEDOM**
Reclaim your time while we handle the day-to-day.
- ✓ **LONG-TERM PARTNERSHIP**
We're committed to protecting and growing your investment for years to come.



OUR PROMISE. YOUR PEACE OF MIND.

We operate with integrity, communicate with clarity, and deliver results that speak for themselves.

WELCOME TO THE JKL WAY.

*Built on trust.
Focused on results.
Committed to you.*



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We're honored to serve you.





HIGH STANDARDS. PROVEN SYSTEMS. CONSISTENT RESULTS.

FIVE-STAR STANDARDS. EVERY HOME. EVERY TIME.

At JKL HOMES LLC, we don't just meet expectations—we exceed them. Our proven systems and attention to detail ensure every guest enjoys a five-star experience.

Our standards protect your home. Our results grow your returns.

OUR FIVE-STAR STANDARD



IMMACULATE PRESENTATION

Spotless, welcoming spaces that create lasting first impressions.



COMFORTABLE & STYLISH

Thoughtfully designed rooms with quality furnishings and modern amenities.



SAFE & SECURE

We follow strict safety protocols so guests feel secure and owners have peace of mind.



RESPONSIVE COMMUNICATION

Clear, timely, and professional communication every step of the way.



PROVEN PERFORMANCE

Data-driven strategies and detailed reporting that lead to higher occupancy and stronger returns.



HOW WE PROTECT YOUR INVESTMENT

- ✓ Thorough guest screening and house rules enforcement.
- ✓ Regular inspections and preventive maintenance.
- ✓ 24/7 guest support to address issues immediately.
- ✓ Detailed financial reporting and transparent updates.
- ✓ Proactive solutions to minimize wear and tear.

We treat your property like our own—
because we know it's more than just a property.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has been a game changer. My property is always in great hands and my returns have never been better.”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Their professionalism, attention to detail, and communication are unmatched. I always know my home is protected.”



— PROPERTY OWNER, HOLLAND, MI

“I trust JKL HOMES LLC completely. They deliver five-star experiences for my guests and outstanding results for me.”



— PROPERTY OWNER, KALAMAZOO, MI



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We're honored to serve you.





SMART STRATEGIES. MAXIMUM RETURNS.

WE OPTIMIZE. YOU PROFIT.

At JKL HOMES LLC, we use smart pricing, targeted marketing, and efficient operations to maximize occupancy and revenue.

Our goal is simple: increase your profits while delivering exceptional guest experiences.

More bookings. Higher revenue. **Stronger returns.**

OUR REVENUE OPTIMIZATION APPROACH



MARKET ANALYSIS

We research local trends and competitor data to position your property for success.



DYNAMIC PRICING

We adjust rates strategically to match demand and maximize your nightly revenue.



TARGETED MARKETING

We market your property across top platforms to attract high-quality guests year-round.



HIGH OCCUPANCY

Our systems and pricing strategies keep your calendar full and profitable.



MAXIMUM RETURNS

We focus on results that grow your income and protect the value of your investment.



THE JKL ADVANTAGE

- ✓ **INDUSTRY EXPERTISE**
Years of short-term rental experience and proven strategies.
- ✓ **DATA-DRIVEN DECISIONS**
Real numbers, real insights, real results.
- ✓ **FULL-SERVICE MANAGEMENT**
We handle it all so you don't have to.
- ✓ **QUALITY OVER QUANTITY**
We focus on great guests and five-star stays.
- ✓ **PARTNERSHIP YOU CAN TRUST**
Your success is our mission.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has exceeded every expectation. My property stays booked and my returns have never been higher!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, responsive, and truly cares about my investment. I couldn't ask for a better management partner.”



— PROPERTY OWNER, HOLLAND, MI

“From day one, JKL HOMES LLC has treated my home like their own. The communication and results speak for themselves.”



— PROPERTY OWNER, KALAMAZOO, MI



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PROACTIVE MANAGEMENT. LASTING VALUE.

WE PROTECT TODAY. WE PRESERVE TOMORROW.

A well-maintained property is a valuable property.

We take a proactive approach to maintenance, inspections, and guest care to preserve your investment for the long term.

Better care today. Stronger value tomorrow.

HOW WE PRESERVE & ENHANCE YOUR PROPERTY



PREVENTIVE MAINTENANCE

We address small issues early to prevent costly repairs later.



REGULAR INSPECTIONS

Routine property inspections ensure quality, safety, and compliance.



QUALITY CARE & CLEANING

We maintain your property to the highest standards, inside and out.



SAFETY & RISK MANAGEMENT

We follow best practices to minimize risk and protect your property and guests.



LONG-TERM VALUE

Better care leads to stronger reviews, repeat bookings, and increased property value.



WHY PARTNER WITH JKL HOMES LLC?

- ✓ **PEACE OF MIND**
We handle the details so you don't have to.
- ✓ **CONSISTENT COMMUNICATION**
You'll always know what's going on with your property.
- ✓ **EXPERIENCED & TRUSTED TEAM**
We treat your property with the same care as our own.
- ✓ **PROVEN SYSTEMS**
Our systems are built for five-star results.
- ✓ **COMMITTED TO YOUR SUCCESS**
Your goals are our goals. Your success is our mission.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has made owning rental property simple and stress-free. The team is amazing!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“I've worked with other managers, but none compare. JKL HOMES LLC truly goes above and beyond.”



— PROPERTY OWNER, HOLLAND, MI

“The care and attention to detail are unmatched. My property has never performed this well!”



— PROPERTY OWNER, KALAMAZOO, MI



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GUEST SATISFACTION. FIVE-STAR REVIEWS. REPEAT BOOKINGS.

HAPPY GUESTS. STRONGER RETURNS.

Happy guests lead to five-star reviews.

Five-star reviews lead to more bookings and higher revenue.

We focus on every detail of the guest experience
so your property stands out and keeps earning.

Great stays. Great reviews. Great results.

THE GUEST EXPERIENCE PROCESS



EASY BOOKING

We optimize your listings for visibility and make booking simple and seamless.



CLEAR COMMUNICATION

Guests receive timely, helpful information before, during, and after their stay.



SPOTLESS STAYS

We maintain your property to the highest cleaning and presentation standards.



MEMORABLE EXPERIENCES

We focus on the little details that turn good stays into unforgettable experiences.



5-STAR REVIEWS

Happy guests leave great reviews that build your reputation and boost your bookings.



REPEAT BOOKINGS

Strong reviews and great experiences lead to more repeat guests and higher occupancy.



THE JKL ADVANTAGE

- ✓ **INDUSTRY EXPERTISE**
Years of short-term rental experience and proven strategies.
- ✓ **DATA-DRIVEN DECISIONS**
Real numbers, real insights, real results.
- ✓ **FULL-SERVICE MANAGEMENT**
We handle it all so you don't have to.
- ✓ **QUALITY OVER QUANTITY**
We focus on great guests and five-star stays.
- ✓ **PARTNERSHIP YOU CAN TRUST**
Your success is our mission.

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— PROPERTY OWNER, GRAND RAPIDS, MI

WHAT OUR PARTNERS ARE SAYING

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We're honored to serve you.





STRATEGY. EXPERIENCE. DEDICATION.

STRONG PARTNERSHIPS. POWERFUL RESULTS.

At JKL HOMES LLC, we believe great partnerships are built on trust, communication, and delivering on promises. We collaborate with you to achieve your goals and consistently exceed your expectations.

Your property. Our priority. Our partnership. **Your success.**

THE VALUE OF PARTNERING WITH JKL HOMES LLC



TRUSTED PARTNERSHIP

We build lasting relationships based on honesty, integrity, and mutual respect.



TRANSPARENT COMMUNICATION

You'll always know what's happening with your property through clear, consistent updates.



ALIGNED GOALS

We align our strategies with your goals to maximize performance and long-term value.



PROTECTING YOUR INVESTMENT

We treat your property as if it were our own—because we know it's more than just a property.



EXPERIENCED LEADERS

Our team brings expertise, dedication, and a commitment to five-star results every day.



CONSISTENT GROWTH

We focus on strategies that drive consistent growth, higher returns, and repeat success.



WHAT SETS JKL HOMES LLC APART

- ✓ **SHORT-TERM RENTAL EXPERTS**
We specialize in short-term rentals and know what works.
- ✓ **ATTENTION TO DETAIL**
We never overlook the small things that make a big impact.
- ✓ **PROVEN PERFORMANCE**
Our systems and strategies deliver measurable results.
- ✓ **GUEST-CENTERED APPROACH**
We prioritize guest satisfaction to protect your reputation.
- ✓ **OWNER-FOCUSED SERVICE**
Your goals drive our decisions and shape our strategies.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has elevated my property and my income. Their attention to detail and communication are unmatched.”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, reliable, and always one step ahead. I couldn't ask for a better property management partner.”



— PROPERTY OWNER, HOLLAND, MI

“JKL HOMES LLC treats my property like their own and it shows in the reviews, the bookings, and my returns.”



— PROPERTY OWNER, KALAMAZOO, MI



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MORE THAN MANAGEMENT. WE MAXIMIZE VALUE.

YOUR INVESTMENT. OUR COMMITMENT.

At JKL HOMES LLC, we treat your property like it's our own.
We combine industry expertise, advanced systems, and genuine care
to protect your investment and increase your returns.
We don't just manage properties. **We elevate them.**

WHAT YOU CAN EXPECT



PROTECT YOUR ASSET

We safeguard your property with proactive care and risk management.



MAXIMIZE REVENUE

We use proven strategies to increase occupancy and nightly rates.



DELIVER EXCELLENCE

We create five-star experiences that keep guests coming back and reviews high.



COMMUNICATE CONSISTENTLY

We keep you informed with clear updates and transparent reporting every step of the way.



SAVE YOU TIME

Our systems and team handle the details so you can enjoy peace of mind.



DRIVE LONG-TERM GROWTH

We focus on strategies that build lasting value for your property over time.



OUR COMMITMENT TO YOUR INVESTMENT

- ✓ **PROACTIVE PROPERTY CARE**
Regular inspections and maintenance to prevent issues before they become problems.
- ✓ **FIVE-STAR GUEST EXPERIENCE**
Thoughtful touches and high standards that lead to exceptional reviews.
- ✓ **PERFORMANCE FOCUSED**
Data-driven strategies that optimize pricing, marketing, and occupancy.
- ✓ **TRANSPARENT REPORTING**
Detailed financials, performance metrics, and activity reports delivered on time.
- ✓ **PARTNERSHIP APPROACH**
We listen, collaborate, and align with your goals to ensure your success.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has been an incredible partner. My property has never looked better, and my returns have never been higher!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“They communicate everything clearly and handle every detail. I have complete confidence in their team and the results they deliver.”



— PROPERTY OWNER, HOLLAND, MI

“Professional, trustworthy, and truly care about my investment. I highly recommend JKL HOMES LLC to any property owner.”



— PROPERTY OWNER, KALAMAZOO, MI



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Thank you for considering
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property management partner.
We're honored to serve you.





PROACTIVE. PREPARED. ALWAYS AHEAD.

WE HANDLE TODAY. SO YOU WIN TOMORROW.

At JKL HOMES LLC, we stay ahead of the details so you never have to worry about what's next.

Our systems, team, and processes are built to anticipate, solve, and elevate—so your property continues to thrive.

We protect your investment. We grow your returns.

We are your trusted partner for the long haul.

OUR CORE COMMITMENTS TO YOU



PROTECT YOUR PROPERTY

We safeguard your property with proactive care, regular inspections, and risk management.



MAXIMIZE YOUR REVENUE

We use proven strategies and dynamic pricing to increase occupancy and maximize earnings.



DELIVER EXCEPTIONAL GUEST EXPERIENCES

We create 5-star stays that lead to glowing reviews, repeat guests, and a strong reputation for your property.



SAVE YOU TIME & STRESS

Our systems and team handle the day-to-day so you can enjoy peace of mind and focus on what matters most.



PROVIDE CLEAR COMMUNICATION

You'll always know what's happening with your property through transparent updates and reports.



BUILD A LASTING PARTNERSHIP

We are committed to your success and continuous growth for years to come.



WHY PROPERTY OWNERS CHOOSE JKL HOMES LLC

- ✓ **EXPERIENCED & RELIABLE**
Years of hands-on experience and a proven track record.
- ✓ **FULL-SERVICE SOLUTIONS**
We manage every detail from start to finish.
- ✓ **LOCAL EXPERTISE**
We know the market, the guests, and what works.
- ✓ **TECHNOLOGY DRIVEN**
Smart tools and systems that deliver efficiency and better results.
- ✓ **RESULTS YOU CAN SEE**
More bookings, higher reviews, and stronger returns.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has completely transformed my rental experience. More bookings, less stress, and amazing guests!”



—PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, responsive, and truly care about my success. I trust them with my property and my income.”
Highly recommend!”



—PROPERTY OWNER, HOLLAND, MI

“Best decision I made for my short-term rental! The attention to detail and communication are unmatched.”
Top-notch team!”



—PROPERTY OWNER, KALAMAZOO, MI



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Thank you for considering JKL HOMES LLC as your property management partner. We're honored to serve you.





CLEAR COMMUNICATION. REAL TRANSPARENCY. TOTAL CONFIDENCE.

TRANSPARENCY YOU CAN COUNT ON.

We believe property ownership should be rewarding, not stressful. That's why we keep you informed with clear reporting, open communication, and complete transparency every step of the way.

You'll always know how your property is performing.
No surprises. Just results.

HOW WE KEEP YOU INFORMED



DETAILED REPORTS

Monthly financial reports that are easy to read and full of important insights.



REAL-TIME UPDATES

Stay in the loop with timely updates on bookings, maintenance, and performance.



OPEN COMMUNICATION

We respond quickly and keep the lines of communication always open.



PERFORMANCE INSIGHTS

We break down the numbers so you can see what's working and where we're growing.



COMPLETE TRANSPARENCY

No hidden fees. No fine print. Just honest, upfront information.



DEDICATED SUPPORT

Our team is here to answer questions and provide the support you need.



THE BENEFIT TO YOU

- ✓ **PEACE OF MIND**
Know your property is in expert hands.
- ✓ **BETTER DECISIONS**
Accurate data helps you make informed choices.
- ✓ **STRONGER RETURNS**
Transparency drives performance and profitability.
- ✓ **TRUSTED PARTNERSHIP**
Built on honesty, integrity, and mutual respect.
- ✓ **LONG-TERM SUCCESS**
Together, we build value that lasts.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC keeps me informed every step of the way. I always know what's happening and how my property is doing.”



— PROPERTY OWNER, GRAND RAPIDS, MI

“The transparency and communication are unmatched. They make property ownership easy and stress-free. I highly recommend!”



— PROPERTY OWNER, HOLLAND, MI

“I love the detailed reports and quick updates. It gives me total confidence knowing my property is in great hands.”



— PROPERTY OWNER, KALAMAZOO, MI



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We're honored to serve you.





STRATEGIC PARTNERSHIP. EXCEPTIONAL RESULTS. LASTING VALUE.

BUILT ON TRUST. FOCUSED ON YOUR SUCCESS.

At JKL HOMES LLC, we know you have choices when it comes to managing your property. We don't take that for granted. We earn your trust every day by delivering on our promises, protecting your investment, and helping your property reach its full potential.

Your property. Our purpose. **Your success. Our mission.**

WHAT MAKES OUR PARTNERSHIP STRONG



INTEGRITY FIRST

We do what we say we will do—always. Honesty and integrity are at the core of everything we do.



RESULTS DRIVEN

We focus on data, strategies, and actions that increase bookings, revenue, and property value.



PEOPLE FOCUSED

We care for your property like it's our own and treat every guest like family.



SYSTEMS THAT WORK

Our proven systems and attention to detail create smooth operations and outstanding results.



EXPERIENCE YOU CAN TRUST

Years of short-term rental expertise and a commitment to excellence you can count on.



PARTNERSHIP YOU CAN COUNT ON

We're in this together for the long haul—growing your success year after year.



A PARTNER INVESTED IN YOUR FUTURE

- ✓ **LONG-TERM PERSPECTIVE**
We make decisions that benefit your property today and position it for future growth.
- ✓ **PROACTIVE IMPROVEMENTS**
We look for ways to enhance your property and stay ahead of the competition.
- ✓ **MARKET INTELLIGENCE**
We monitor trends and adjust strategies to keep your property performing at its best.
- ✓ **SUSTAINABLE GROWTH**
We focus on building consistent results that stand the test of time.
- ✓ **YOUR GOALS, OUR PRIORITY**
Your success is our definition of success.

“JKL HOMES LLC has exceeded every expectation. My property is in the best hands and my returns have never been better!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, responsive, and always one step ahead. JKL HOMES LLC makes property ownership stress-free and profitable.”



— PROPERTY OWNER, HOLLAND, MI

“I feel completely at ease knowing my property is managed with such care and expertise. The results speak for themselves.”



— PROPERTY OWNER, KALAMAZOO, MI



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PREPARE TODAY. PERFORM TOMORROW. PROSPER TOGETHER.

TODAY'S PREPARATION. TOMORROW'S PROSPERITY.



Great results don't happen by chance—they happen by design.

At JKL HOMES LLC, we focus on the details today
so your property is ready to perform tomorrow.

We prepare, plan, and execute with excellence
so you can enjoy peace of mind and long-term success.

Well managed today. **Highly profitable tomorrow.**

HOW WE PROTECT YOUR INVESTMENT



RISK MANAGEMENT

We identify potential risks early and take proactive steps to prevent costly issues.



REGULAR INSPECTIONS

Routine inspections ensure your property is well-maintained and guest-ready.



PREVENTIVE MAINTENANCE

We address small issues before they become bigger, more expensive problems.



PROPERTY PROTECTION

Our systems and standards protect your property and preserve its value over time.



COMPLIANCE FOCUSED

We stay up to date on local laws and regulations so your property stays compliant.



REVENUE OPTIMIZATION

We use proven strategies to maximize occupancy, increase revenue, and boost returns.



YOUR SUCCESS IS OUR PRIORITY

- ✓ **ALIGNED WITH YOUR GOALS**
We take the time to understand your goals and align our strategies with your vision.
- ✓ **CONSISTENT COMMUNICATION**
You'll always know what's happening with your property through clear, timely updates.
- ✓ **ADAPTIVE SOLUTIONS**
We adapt to market changes and find opportunities to keep your property ahead.
- ✓ **COMMITMENT TO EXCELLENCE**
We hold ourselves to the highest standards in everything we do for you and your property.
- ✓ **LONG-TERM PARTNERSHIP**
We're here for the long haul—committed to your success today, tomorrow, and for years to come.

“JKL HOMES LLC has prepared my property for success. Their attention to detail and planning make all the difference!”



— PROPERTY OWNER, GRAND RAPIDS, MI

WHAT OUR PARTNERS ARE SAYING

“They stay ahead of everything, which gives me confidence my property is in the best hands. I trust their team completely.”



— PROPERTY OWNER, HOLLAND, MI

“The preparation and strategy are top-notch. My property performs better than ever, and I don't have to stress about a thing.”



— PROPERTY OWNER, KALAMAZOO, MI



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We're honored to serve you.





YOUR PROPERTY. OUR EXPERTISE.
TOGETHER, WE BUILD LASTING SUCCESS.

STRONG PARTNERSHIPS. ENDURING RESULTS.

At JKL HOMES LLC, we don't just manage properties—we build partnerships that stand the test of time. Our goal is simple: to protect your investment, delight your guests, and maximize your returns.

When you succeed, we succeed.

Thank you for trusting us with what matters most.

OUR PROMISE TO YOU



PROTECT YOUR INVESTMENT

We act with care and diligence to safeguard your property.



MAXIMIZE RETURNS

We use proven strategies to increase revenue and occupancy.



DELIVER EXCEPTIONAL EXPERIENCES

We create 5-star stays that lead to glowing reviews and repeat guests.



SAVE YOU TIME

We handle the details so you can enjoy peace of mind and focus on life.



ACT WITH INTEGRITY

We communicate honestly and operate with transparency always.



BUILD LASTING RELATIONSHIPS

We are committed to your long-term success and continued partnership.



WHY OWNERS CHOOSE JKL HOMES LLC

- ✓ **EXPERIENCE YOU CAN TRUST**
Proven track record in short-term rental success.
- ✓ **FULL-SERVICE SOLUTIONS**
We handle everything so you don't have to.
- ✓ **LOCAL MARKET EXPERTISE**
We know the area, the trends, and what works.
- ✓ **TECHNOLOGY & INNOVATION**
Advanced systems that improve performance and guest satisfaction.
- ✓ **FOCUSED ON WHAT MATTERS**
Your property. Your goals. Your peace of mind.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has been a game changer for my rental property. I get great reviews, more bookings, and zero stress!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Professional, responsive, and truly cares about my success. I trust Nichola and her team completely!”
Highly recommend!”



— PROPERTY OWNER, HOLLAND, MI

“My property has never performed better. The communication, updates, and results are outstanding!”
I couldn't ask for more.”



— PROPERTY OWNER, KALAMAZOO, MI



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Thank you for choosing JKL HOMES LLC as your property management partner. We are honored to serve you and look forward to building a successful future together.

Let's grow together.





COMMITTED TO EXCELLENCE. DRIVEN BY INTEGRITY. FOCUSED ON YOU.

EXCEPTIONAL TODAY. EVEN BETTER TOMORROW.

At JKL HOMES LLC, we believe great partnerships are built on communication, consistency, and a shared commitment to success. We continuously evaluate, adapt, and improve—so your property always performs at its best.

We don't settle for "good enough."

We aim for exceptional—every single time.

OUR APPROACH. YOUR ADVANTAGE



CONTINUOUS IMPROVEMENT

We analyze performance data, guest feedback, and market trends to make smart adjustments that strengthen results.



OPEN COMMUNICATION

We keep you informed every step of the way with clear, timely updates and honest conversations.



STRATEGIC PLANNING

We plan ahead and prepare for what's next so your property stays competitive and profitable.



RISK AWARE

We identify potential issues early and take proactive steps to protect your property and your investment.



GUEST FOCUSED

Happy guests lead to better reviews, more bookings, and stronger returns for your property.



PARTNERSHIP MINDED

Your success is our success. We treat your property like it's our own and build for the long term.



THE LONG-TERM BENEFITS OF PARTNERING WITH JKL HOMES LLC

- ✓ **CONSISTENT CASH FLOW**
Reliable income and strong occupancy keep your property working for you.
- ✓ **INCREASED PROPERTY VALUE**
Well-maintained, high-performing properties retain and grow their value.
- ✓ **LESS STRESS, MORE FREEDOM**
We handle the day-to-day so you can enjoy the benefits of ownership without the hassle.
- ✓ **A LEGACY OF SUCCESS**
Together, we create a foundation for continued growth and generational wealth.

“JKL HOMES LLC takes care of everything and truly treats my property like their own. I have total peace of mind and love the results!”



—PROPERTY OWNER, GRAND RAPIDS, MI

“They communicate so well and are always one step ahead. My property has never been in better hands!”
Highly recommend!”



—PROPERTY OWNER, HOLLAND, MI

“Professional, dependable, and results-driven. JKL HOMES LLC is the best decision I've made for my rental property.”



—PROPERTY OWNER, KALAMAZOO, MI



CALL/TEXT 24/7
616-329-2497



JKLHOMESLLCMICHIGAN@GMAIL.COM

Nichola "Nicky" Dotson
—FOUNDER, JKL HOMES LLC—

Thank you for partnering with
JKL HOMES LLC as we continue
building success—together.
We appreciate you.





STRONG FOUNDATIONS. SMART STRATEGIES. SUSTAINABLE SUCCESS.

STRATEGIC TODAY. SUSTAINABLE FOREVER.

At JKL HOMES LLC, we don't just think short term—we plan for long term success.

We use data, experience, and proven systems to create results that last for you and your property.

Our strategies are intentional.

Our results are lasting.

WHAT SETS JKL HOMES LLC APART



PROVEN EXPERIENCE

Years of hands-on experience managing short-term rentals successfully.



DATA-DRIVEN DECISIONS

We use real-time data and market insights to make smart choices that drive results.



SYSTEMS THAT SCALE

Our systems create consistency so your property can grow and perform.



TEAM EXCELLENCE

We have a dedicated team that treats your property like their own.



GUEST SATISFACTION

Happy guests lead to strong reviews, repeat stays, and long-term success.



MAXIMUM RETURNS

Our goal is to maximize your returns while protecting your investment.



LONG-TERM VALUE YOU CAN COUNT ON

- ✓ **PROTECTING YOUR ASSET**
We take care of your property as if it were our own.
- ✓ **ADAPTING TO CHANGE**
We stay ahead of market trends and adjust strategies to keep your property competitive.
- ✓ **BUILDING EQUITY**
Well-managed properties build value and equity over time.
- ✓ **CREATING LEGACY**
We help you build a legacy of wealth and stability through real estate.
- ✓ **GROWING TOGETHER**
Your success is our success. We're in this for the long haul.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC is more than a property manager—they are a true partner. My property is thriving and I have complete peace of mind.”



— PROPERTY OWNER, GRAND RAPIDS, MI

“Their systems, communication, and attention to detail are unmatched. I know my property is in the best hands possible.”



— PROPERTY OWNER, HOLLAND, MI

“JKL HOMES LLC helps me grow my investment while keeping everything stress-free. I couldn't ask for a better partner.”



— PROPERTY OWNER, KALAMAZOO, MI



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Nichola "Nicky" Dotson
— FOUNDER, JKL HOMES LLC —

Thank you for trusting JKL HOMES LLC as your property management partner. Your property. Your goals.
Our commitment. Lasting success—together.





SHARED VALUES. CLEAR EXPECTATIONS. EXTRAORDINARY RESULTS.

SHARED VALUES TODAY. EXTRAORDINARY RESULTS.

At JKL HOMES LLC, we believe the best partnerships are built on alignment, respect, and a shared vision. We hold ourselves to the highest standards—and we expect the same in every partnership. When we work together with trust and transparency, we create exceptional outcomes for everyone involved.

Our values guide our actions.
Our partnership creates your success.

OUR CORE VALUES



INTEGRITY

We do what's right—always. Honesty and transparency are the foundation of every relationship.



PARTNERSHIP

We succeed together. Your goals are our goals, and we are committed to your long-term success.



EXCELLENCE

We are committed to excellence in every detail, every decision, and every guest experience.



GROWTH

We focus on continuous improvement and strategic growth for your property and our partnership.



RESPECT

We value your property, your time, and your trust. We treat every partnership with the respect it deserves.



CARE

We care about your property like it's our own and about your success like it's our own success.



OUR COMMITMENT TO YOU

- ✓ **CLEAR COMMUNICATION**
We keep you informed every step of the way with timely updates and open conversations.
- ✓ **PROACTIVE MANAGEMENT**
We anticipate needs, solve problems early, and protect your investment.
- ✓ **FINANCIAL TRANSPARENCY**
You will always know how your property is performing with clear reporting and honest numbers.
- ✓ **GUEST SATISFACTION**
We create 5-star experiences that lead to better reviews, more bookings, and higher returns.
- ✓ **LONG-TERM PARTNERSHIP**
We are here for the long haul—committed to your property's success for years to come.

WHAT OUR PARTNERS ARE SAYING

“JKL HOMES LLC has exceeded my expectations in every way. My property is well cared for, my guests are happy, and my returns have never been better!”



— PROPERTY OWNER, GRAND RAPIDS, MI

“The level of professionalism and communication is unmatched. I always feel confident my property is in the best hands.”



— PROPERTY OWNER, HOLLAND, MI

“JKL HOMES LLC truly treats my property like their own. I trust them completely and wouldn't partner with anyone else!”



— PROPERTY OWNER, KALAMAZOO, MI



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Nichola "Nicky" Dotson

— FOUNDER, JKL HOMES LLC —

Thank you for believing in partnership.
Thank you for trusting JKL HOMES LLC.
We are honored to serve you and look forward to an incredible future together.
Let's continue building success.





PEOPLE. PROCESS. PERFORMANCE. PURPOSE.

THE JKL WAY™. BUILT DIFFERENT. DELIVERED DAILY.

The JKL Way™ is more than how we work—
it's who we are.
It's our system. Our standard. Our promise.
It's how we turn properties into profitable investments
and guests into lifelong fans.
We don't follow the industry.
We set the standard.

THE JKL WAY™ IN ACTION



PEOPLE FIRST

We lead with respect,
listen with intent, and
build relationships
that last.



PROCESS DRIVEN

We follow proven
systems that create
consistency, efficiency,
and exceptional
outcomes.



PERFORMANCE FOCUSED

We track what
matters, make data-
driven decisions, and
deliver measurable
results.



PROTECT WHAT MATTERS

We safeguard your
investment as if it
were our own—with
care, attention, and
accountability.



SOLUTIONS MINDED

We anticipate
challenges, embrace
innovation, and find
better ways to
serve you.



EXCELLENCE ALWAYS

We raise the bar
every day so your
property—and your
guests—experience
the best.



A PROVEN PROCESS THAT CREATES PROFITABLE RESULTS

- 01 **CONSULT & DISCOVER**
We learn your goals, evaluate your property,
and identify opportunities.
- 02 **PLAN & POSITION**
We create a custom strategy to position your
property for success in the market.
- 03 **EXECUTE & OPTIMIZE**
We implement proven systems, market your property,
and optimize performance.
- 04 **MONITOR & IMPROVE**
We track results, analyze data, and make smart
adjustments for maximum returns.
- 05 **DELIVER & DELIGHT**
We deliver exceptional experiences for guests—and
exceptional results for you.

WHAT OUR PARTNERS ARE SAYING

“The JKL Way is the real deal.
Their systems, communication,
and attention to detail are
second to none!”



—PROPERTY OWNER, DETROIT, MI

“I love how proactive and professional
they are. My property has never performed
better and I never have to worry.”
JKL HOMES LLC makes it easy!”



—PROPERTY OWNER, HOLLAND, MI

“From day one, I felt like my property
was in the best hands. The JKL Way
has brought me peace of mind and
amazing return!”



—PROPERTY OWNER, KALAMAZOO, MI



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Nichola "Nicky" Dotson
—FOUNDER, JKL HOMES LLC—

Thank you for being part of The JKL Way™.
We are honored to partner with you
and are committed to your continued
success for years to come.
Together, we elevate.





ONE PARTNERSHIP. ENDLESS POSSIBILITIES. GENERATIONAL IMPACT.

THANK YOU FOR TRUSTING JKL HOMES LLC.

This guide was created to give you clarity, confidence, and peace of mind.
But more than that—it represents our commitment to you and your property.
We don't just manage properties.
We build partnerships. We protect investments.
We create exceptional experiences.

Together, we are building more than great properties—
we are building a lasting legacy.

WHEN WE PARTNER, YOU CAN EXPECT



A TRUE PARTNER

We treat your property like it's our own and your success like it's our mission.



PROTECTION & CARE

We safeguard your investment with diligence, integrity, and attention to detail.



PROFITABILITY & GROWTH

We use proven systems, smart strategies, and market expertise to maximize your returns.



EXCEPTIONAL EXPERIENCES

We create five-star experiences that delight guests and elevate your reputation.



LONG-TERM SUCCESS

We are in this for the long haul—building value, growing wealth, and securing a legacy together.



YOUR PROPERTY.
OUR PRIORITY.
OUR PROMISE.
OUR PASSION.

A PERSONAL NOTE FROM OUR FOUNDER

Dear Property Owner,

Thank you for allowing JKL HOMES LLC to be a part of your journey. I built this company on faith, hard work, and a passion for excellence. My mission is simple: to serve property owners with unwavering integrity, deliver exceptional results, and create generational impact through real estate.

I am personally committed to ensuring that you receive the highest level of service, communication, and care—every single day.

This isn't just business to me—it's my purpose, my calling, and my promise to you.

Thank you for your trust. I look forward to building a powerful and profitable future together.

With gratitude,

Nichola "Nicky" Dotson

FOUNDER, JKL HOMES LLC



LET'S BUILD TOGETHER.

Stronger partnerships.
Better properties.
Greater returns.
Lasting legacies.



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READY TO PARTNER WITH US?

We are excited to connect, answer your questions, and explore how JKL HOMES LLC can help you achieve your real estate goals.



THANK YOU FOR PARTNERING WITH JKL HOMES LLC.

The best is yet to come.

TOGETHER, WE ELEVATE.

