

Tahoe
XPERIENCE



Couples
Xperience

Property Overview:

Home is a 3 bed, 3 bath property with pool and hot tub access located at XXXXXXXX in stunning Incline Village Nevada. This property has a great vibe for folks traveling in small groups, couples, dual family...so the trick will be to design the property with 1 key guest segment in mind while also adding functionality for another group...i.e, stage for 3 couples but then build in some additional sleeping for two small families to rent together. Attracting couples is a great way to reduce maintenance costs as they tend to be less abusive to a rental vs. families with kids. Property has a nice mature look to it that will attract a higher quality guest segment willing to pay slightly higher price points. They also expect to find a hot tub in a unit with this look and feel. Oh and the bedding is all wrong ;)



Rental estimate Year 1*

1100 Lucerne
3 Bed / 3 Bath



| Season | Nights | Rate | Total |
|----------------------|------------|---------------|------------------|
| Spring (4/1-5/25) | 25 | 279.00 | 6,975.00 |
| Summer(5/26-9/6) | 65 | 425.00 | 27,625.00 |
| Fall (9/7-11/30) | 28 | 325.00 | 9,100.00 |
| Winter(12/1 - 3/31) | 65 | 399.00 | 25,935.00 |
| Holidays (12/22-1/2) | 10 | 699.00 | 6,990.00 |
| Totals | 193 | 397.02 | 76,625.00 |

*(Rates reflect a blended average for each time period. Applicable taxes and cleaning fees are not included.) Estimates are provided as a courtesy and are not warranted. The actual performance of a property is the result of how the unit is setup/staged, location, amenities, economic factors and rental pricing.



Rental estimate **Year 2***
1100 Lucerne
3 Bed / 3 Bath



| Season | Nights | Rate | Total |
|----------------------|------------|---------------|------------------|
| Spring (4/1-5/25) | 26 | 299.00 | 7,774.00 |
| Summer(5/26-9/6) | 85 | 449.00 | 38,165.00 |
| Fall (9/7-11/30) | 28 | 349.00 | 9,772.00 |
| Winter(12/1 - 3/31) | 65 | 425.00 | 27,625.00 |
| Holidays (12/22-1/2) | 10 | 799.00 | 7,990.00 |
| Totals | 214 | 426.75 | 91,326.00 |

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Rental Estimate contingencies



Contact us via
tahoexperience.com

Staging

- Furniture staying or going?
- Design the home for couples travel:
Cozy bedding and touches throughout
- Consider amenities that will entice couples: paddle boards? Kayaks?
Poker table/game table? Coffee bar?
- Hot tub/All season spa a must and will add rev value to page 2 & 3.

GuestXperience

- Concierge: pantry delivery, private chef, boat rental, outdoor activities scheduling, tours and more
- Pre-arrival support: transport, etc
- High quality consumable amenities
- Quality guest communication by a team of Tahoe Xperts.

Our services are offered at a reduced management rate vs. legacy management companies. Learn more at <https://tahoexperience.com/property-management>

Reunion Xperience

About us - four pillars



Visit virtual us:
tahoeXperience.com

Technology

- Security using motion sensing cameras
- Electronic locks with temp guest codes
- Electronic thermostat controls
- Remote monitoring of property
- Proprietary software for operational management efficiency

Marketing

- Lifestyle focused marketing
- Market Xperience vs. rental only
- Fewer listing platforms to ensure quality
- Targeted social marketing
- Pricing managed dynamically
- Marketing direct using search PPC

Operations

- Home Standard Operating Procedures
- Accountable cleaning vendors
- Accountable inspectors/hosts
- Efficient proprietary software for vendor and guest management

GuestXperience

- Right staging of the home
- Right home amenities
- Right local Xperiences
- = 5 star guest reviews and improved revenue performance