



St. Augustine

Market Analysis

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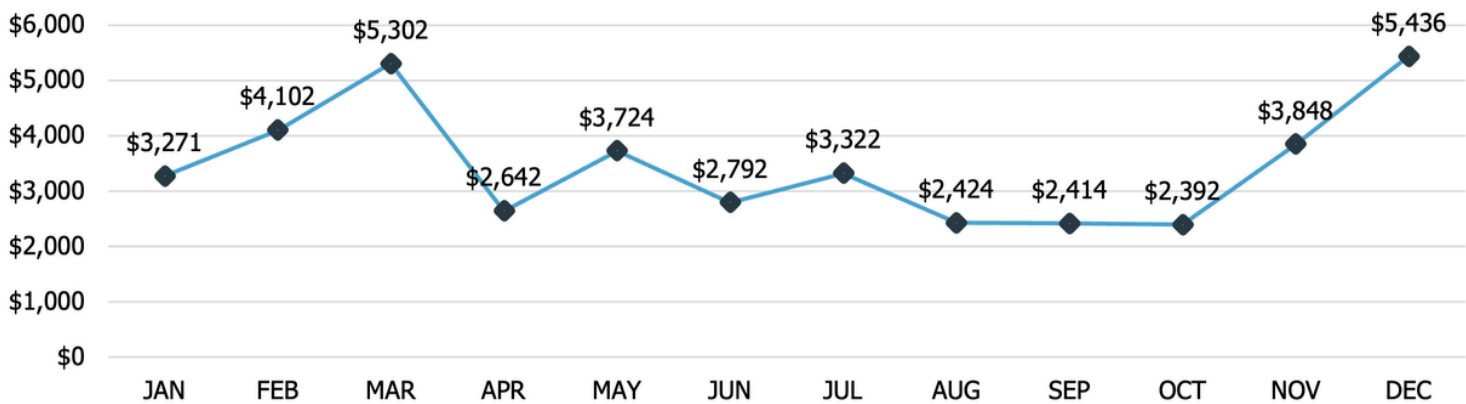
Address: 70 ONEIDA ST.

Description: 3 BEDS 3 BATHS,
CLOSE TO DOWNTOWN

Projected Rental Income: \$40,000-
\$50,000

Annually Occupied:
68%

Average Daily Rate:
\$175

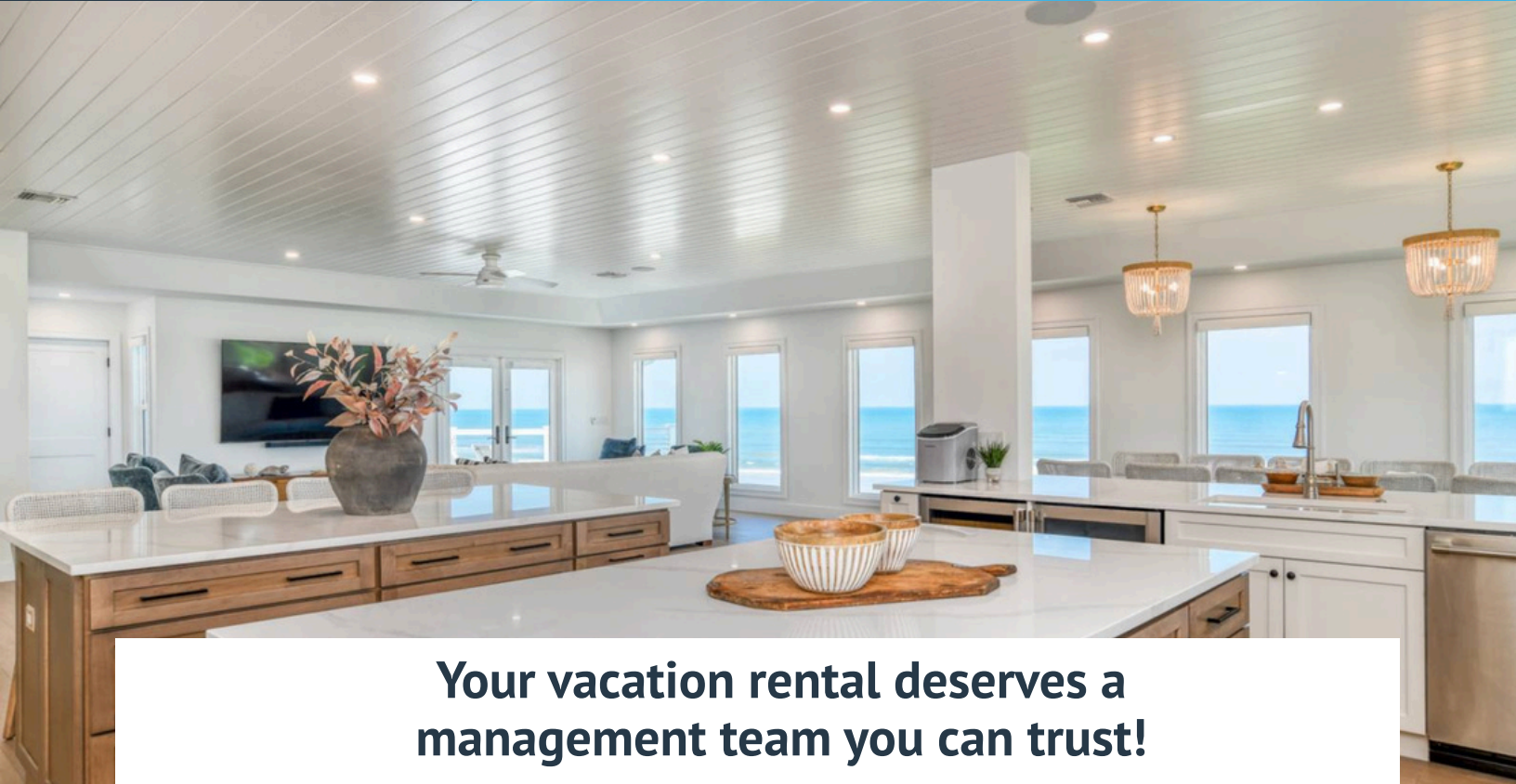


Low Start-Up Fees

No Long Term Contracts

Satisfaction Guaranteed

* Rates used in this analysis are based on advertised market rates for similar properties and historical trends. Actual realized rental rates may vary. Projected occupancy is based on occupancy rates for similar properties and historical industry trends in the area. Actual rates may vary.



Your vacation rental deserves a management team you can trust!



Locally Owned and Operated

You will always get personalized service and have direct access to a decision-maker. The quality and integrity of our local team is our greatest asset.



Property Care

Our managers inspect your property between each stay, caring for your property like it was their own.



Professional Communication

We handle all guest communication before, during, and after the stay in a friendly, timely, and professional manner.



Rate management

We manage rates locally and customized strategies to achieve owner goals and maximize revenue with cutting edge technology.



Technology

Leading industry technology allows us to efficiently manage your property and to integrate with all major listing platforms, maximizing the exposure for your property.



Marketing

As a franchise, we are backed by a powerful and cutting-edge marketing engine, with widespread brand recognition. Our local marketing efforts ensure strong brand recognition in the local market.

WE VALUE OUR HOMEOWNERS

Our aim is to partner with homeowners with aligned goals for success. We treat each property as if it is our own home, taking care in every aspect of maintenance, and communicating with the homeowner. This same level of care is demonstrated in our guest services and is reflected in our top-level guest reviews. Revenue is maximized with our broad market exposure on every major listing site, as well as our revenue management, utilizing our local market knowledge with state-of-the-art pricing technology.

WHAT SETS US APART?

- Local Business with commitment to the local community
- Top level of care for your property
- Clear and regular communication with our owners
- Local iTrip team including the best cleaners and maintenance professionals in St Augustine
- Local market expertise and national marketing
- Top revenue production
- Premiere guest services, generating top reviews

The following services are provided free of charge as part of our management program:

- Professional staging and photography
- Light maintenance such replacing light bulbs and batteries, and minor repairs
- Kaba electronic door lock installation which issues a unique code to each guest for the duration of their stay
- Guest gift package with free local coffee, free ice cream coupon, and free tickets to local attractions, valued at ~ \$300.
- Guest kitchen and bathroom amenities
- Dynamic pricing and rate management
- Collection and remission of all related taxes on the owner's behalf to state and local taxing authorities. Annual 1099 reporting with online accessibility.
- Monthly statements and ACH payments to the homeowner each month
- Credit card processing fees related to bookings are not passed on to homeowners.
- Referral service to our developed network of local service providers.

In addition, for a small monthly fee we provide the following services:

- Linen Program – We provide and maintain white bed and bath linens for homeowners for a small monthly fee.
- HVAC Maintenance Program – We work with a trusted partner to provide regular maintenance on AC systems and quick turnaround for major issues affecting guests.

We'd love to hear from you!

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🌐 [HTTPS://STAUG.ITRIP.CO](https://staug.itrip.co)

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