



DETAILED RENTAL PROJECTION

976 VISSEN WAY

Thanks to our unique model, SkyRun Park City is able to provide the one-on-one local attention and insider knowledge that only a locally owned and operated company can provide, but with the exposure, benefits, and resources of a large national company.

Our 96% owner retention rate is a statement to our commitment to making our owners AND guests happy. Personal attention with low commissions and market-leading owner revenue means peace of mind for you.

HIGH: \$99,000

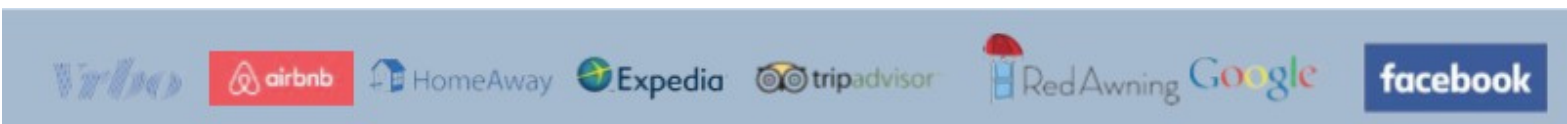
ANNUAL GROSS EARNING POTENTIAL:

LOW: \$66,000

These revenue projections are based on optimal furnishings/ amenities for this property. To learn more about how to maximize revenue please reach out to SkyRun Park City for more information.



- Locally Owned And Operated
- Low Commissions
- Higher Owner Revenue than the Market Average
- No Hidden Fees
- No Upfront Costs
- 96% Owner Retention Rate
- Patented Revenue Maximizing Pricing Technology
- State-of-the Art Marketing and Software (owner portal, security etc)
- AirBnB Super Hosts, VRBO Premier Hosts, 4.9 Star Google Rating
- Inspections between EVERY guest stay



Rental Projections Pro Forma Summary 976 Vissen Way

Total Projected Gross Revenue: \$81,774 (From \$66,000 to \$99,000 based on market conditions and pricing)

Total Projected NET proceeds: \$57,242 (From \$46,000 to \$69,000 based on market conditions, pricing, and net of 30% commission)

Total Projected Nights Rented
162

Total Days Owner Enjoyment
0

Occupancy
44%

Average Nightly Rate
\$505

Total Projected Gross Revenue: \$81,774



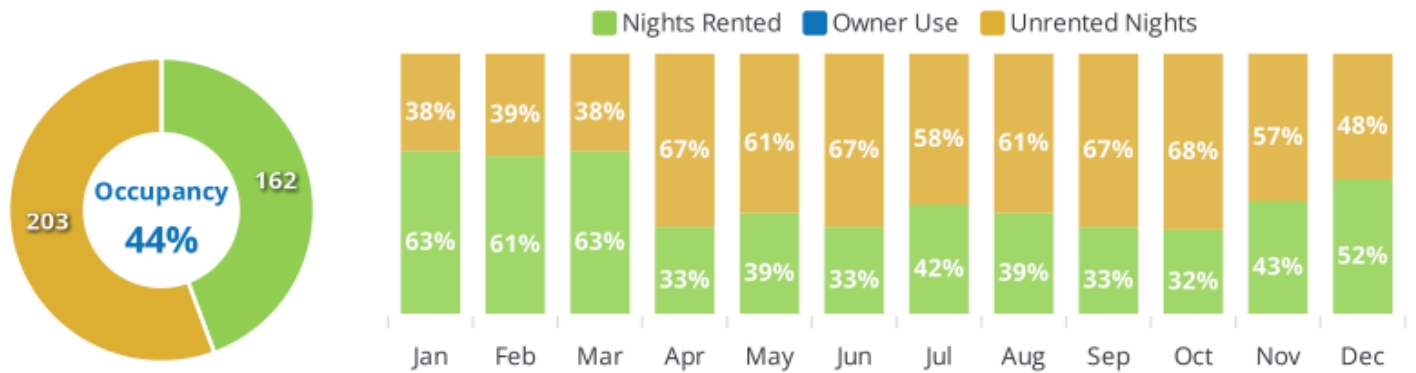
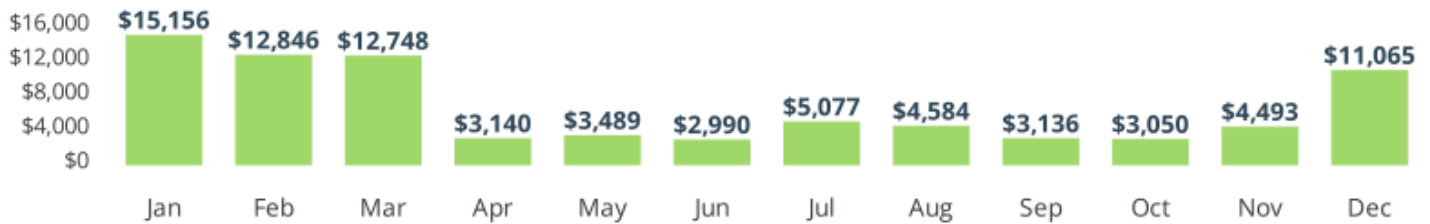
This estimate is not a guarantee of income; rather, it is based on the market data for similar rentals with full-time availability based on the limited information we have. Please contact us to arrange a free, no-obligation visit or call for a more accurate estimate and advice on ways to increase your property's rental revenue.

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Total Projected Gross Revenue: \$81,774



Average Nightly Rate: \$505



Rental Projections Prepared By

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$52,335	\$58,877	\$65,419	\$71,961	\$78,503
	90%	\$58,877	\$66,237	\$73,597	\$80,956	\$88,316
	100%	\$65,419	\$73,597	\$81,774	\$89,951	\$98,129
	110%	\$71,961	\$80,956	\$89,951	\$98,947	\$107,942
	120%	\$78,503	\$88,316	\$98,129	\$107,942	\$117,755

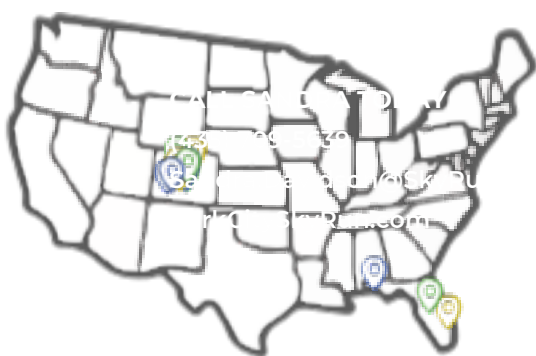


THE BEST OF BOTH WORLDS IN VACATION RENTAL MANAGEMENT

THE SKYRUN DIFFERENCE

Full-Service, Locally-Owned Property Management With Low Commissions and Higher Revenue

Since the birth of SkyRun in 2004, we've provided not only excellent vacation experiences to over 150,000 past guests, but also superior service to our 1300+ property owners. We now operate in 40 locations and have received Preferred and Premier Partner status from VRBO, as well as Superhost status from Airbnb. Partnering with SkyRun means you get the benefit of national exposure with the resources of a large company, while maintaining the support, insider knowledge, and feel of a local organization.

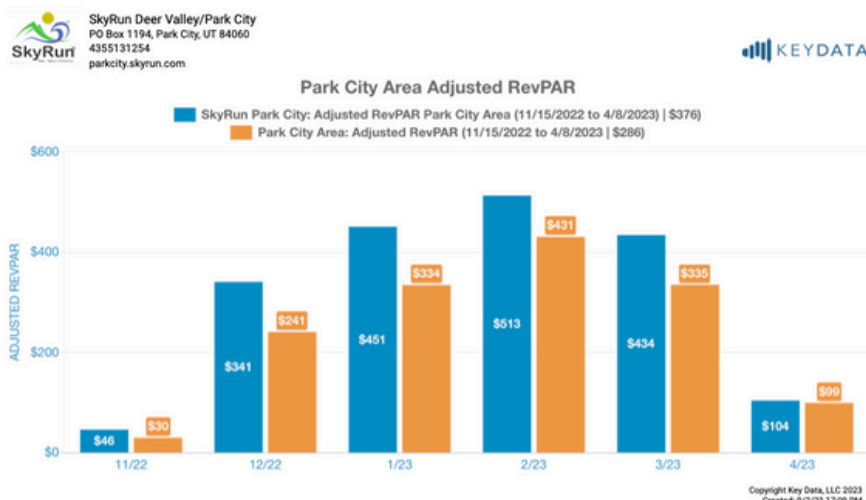


SkyRun directly markets your property to all 600,000+ guests that visit Park City or any of the other 40 SkyRun locations.

We capitalize on the strength of our total national inventory and brand to build relationships with booking channel managers and positively position ourselves against the competition.

SkyRun Park City properties outperformed the Park City vacation rental market by over 30% during peak season 2022-2023.

(Rev Par= The true measure of evaluating performance as it measures the balance between both daily rate and occupancy.)



EARN MORE REVENUE WITH SKYRUN

SkyRun Park City properties consistently outperform the competition where it counts (REV PAR-see graph.) Our focus is always on maximizing revenue for our owners, the care and maintenance of their property, AND ensuring a 5-star guest experience



Named one of the World's Top 50 property managers in 2021 and 2022.





THE BEST OF BOTH WORLDS IN VACATION RENTAL MANAGEMENT

SkyRun Park City is locally owned and operated and manages 90 luxury properties in Park City/Deer Valley/Jordanelle areas. Our unique model provides full-service, one-on-one care for our owners, properties, and guests while generating higher owner revenue than the competition. Local ownership with national tech and marketing support equals peace of mind for you.

CASH

- **Proprietary Software:** Efficient systems that keep our overhead low—a savings we pass along to you.
- **No Startup Fees:** We only make money when you do.
- **No Hidden Fees or Surprise Charges**
- **Distribution on 40+ of the Top Online Booking Sites**
- **Sophisticated Revenue Management and Dynamic Pricing:** Your property will always be priced to meet demand.
- **Taxes & Accounting:** We collect and pay your state and local taxes for nightly rentals and organize and prepare your year-end tax documents.



CARE

- **Preventative Maintenance and thorough Inspections between EVERY guest stay**
- **Luxury Amenities:** Free hotel quality linens, towels, toiletries, and welcome basket with a hand-written welcome card provided for every booking
- **5-Star Guest Hospitality:** Airbnb SuperHost, VRBO Premier Host, and industry-high 4.9 star Google rating
- **Pristine Housekeeping Services and Concierge Services for all guests**



COMMUNICATION

- **Locally Owned & Operated:** You're more than just a number to us, you're our neighbor, so we go the extra mile for you
- **Owner Portal:** See, make, and manage your reservations, track revenue, and download statements and reports.
- **Guest Communication:** From booking to post-checkout we are in constant communication with guests to ensure they have a pleasant stay.
- **Licensing, Permitting, & Regulatory Guidance:** We're experts and can guide you through our local regulations to ensure full compliance.



Contact:
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Scan to Get a
FREE Revenue Estimate!

THE SKYRUN DIFFERENCE

	SKYRUN VACATION RENTALS	THE COMPETITION		
	FULL SERVICE	Small Business	Big National	Self-Managed
Listing on 40+ booking channels	✓		✓	
Professional marketing	✓		✓	
Propriety software made for property managers, by property managers	✓			
Local business ownership	✓	✓		✓
Cutting-edge revenue management	✓		✓	
Straightforward contract terms	✓			
No onboarding or startup fees	✓			✓
Easy-to-use owner portal	✓		✓	
Unlimited owner stays	✓			✓
Fast response time to owner & guest inquiries	✓			
Inspections between every guest stay	✓			
Maintenance	✓	✓	✓	
Housekeeping	✓	✓	✓	
Premium guest amenities & services	✓		✓	
24/7 guest support	✓		✓	
Local regulatory expertise & guidance	✓	✓		



CONTACT US FOR A
FREE REVENUE ESTIMATE
ON YOUR PROPERTY >>



CALL SANDRA TODAY!

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