

SHORT TERM RENTALS

Dejablue Retreat, LLC





ABOUT DEJABLUE RETREAT

WE ARE A SHORT TERM RENTAL MANAGEMENT COMPANY. AS FULL TIME REALTORS, AND INVESTORS, WE GUIDE YOU THROUGH FINDING THE RIGHT INVESTMENT PROPERTY FOR YOU, WALK YOU THROUGH THE PURCHASE PROCESS, SET UP THE PROPERTY FOR THE SHORT TERM RENTAL MARKET AND CREATE ATTRACTIVE PROFILES TO MAKE IT A SUCCESS ONLINE. WE ALSO TAKE CARE OF ALL YOUR GUEST RELATIONS, GUEST NEEDS DURING THE STAY, ALL RESERVATIONS, CLEANING AND PROPERTY MAINTENANCE MANAGEMENT.



BENEFITS OF HIRING DEJABLUE

PASSIVE INCOME CREATION STRATEGIES
SHORT TERM RENTAL PROPERTY EXPERTISE
AUTOPILOT INVESTMENT MANAGEMENT
RECEIVE PROFITS AT THE END OF EACH MONTH

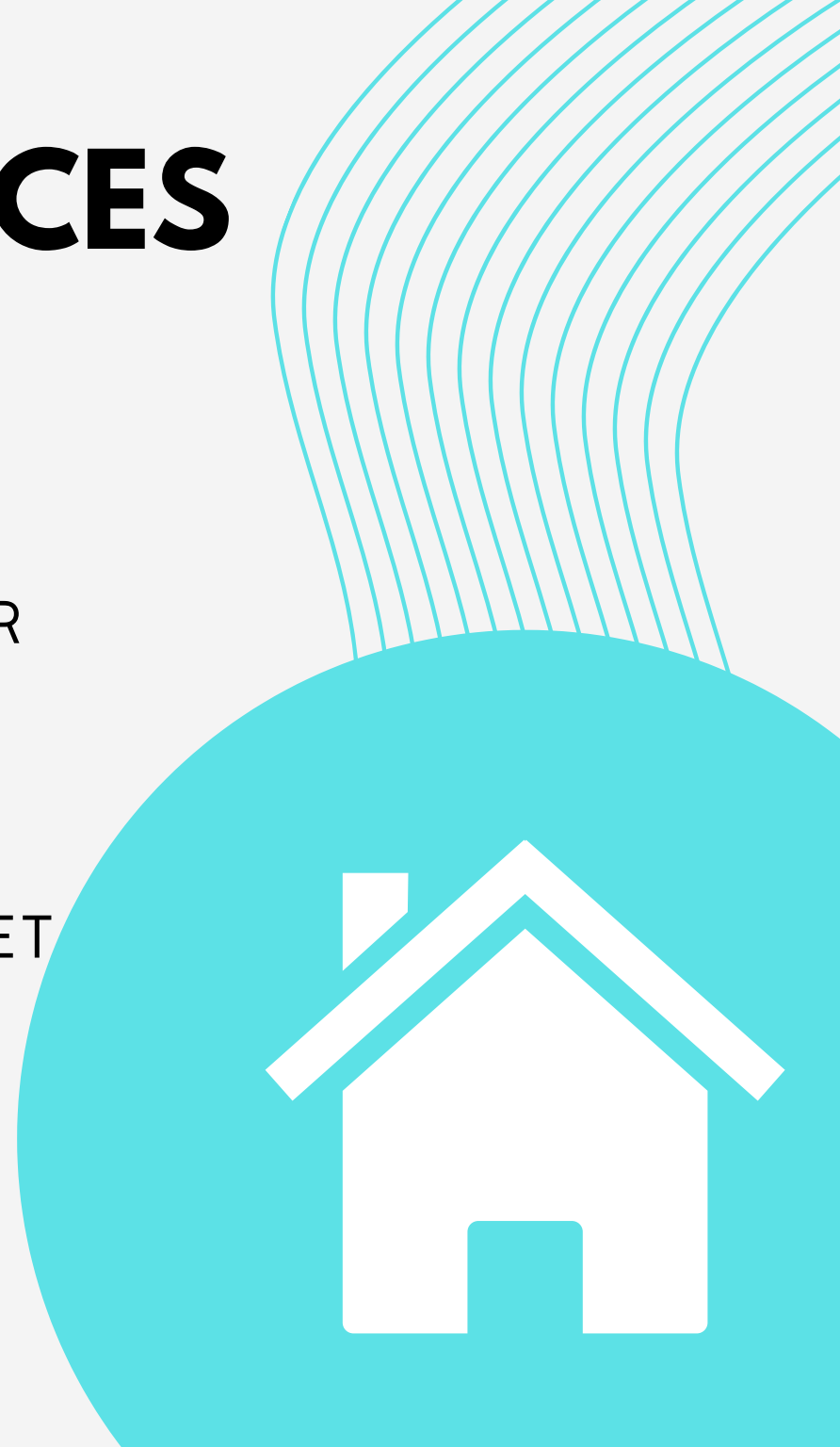
DEJABLUE SERVICES

FIND PROFITABLE
SHORT TERM PROPERTIES

PURCHASE PROPERTIES AS YOUR
REALTOR

STAGE PROPERTIES
FOR SHORT TERM RENTAL MARKET

MANAGE ALL
YOUR PROPERTY NEEDS



A circular inset image showing a person's hand holding a small white card with the handwritten text "WHAT'S NEXT?". The person is wearing a dark blue button-down shirt. The background is a plain, light-colored surface.

WHAT'S
NEXT?

Investor
Services
and
Packages

FIND PROFITABLE SHORT TERM PROPERTIES

IDENTIFY TOP DOLLAR
PROFITABLE AREAS FOR
AIRBNB AND VRBO
UP TO
3 STATES & 3 CITIES

SERVICE:
FLAT FEE \$500.00 PER
INVESTMENT ANALYSIS



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PURCHASE PROPERTY AS YOUR REALTOR

ONCE A PROFITABLE INVESTMENT
PROPERTY IS IDENTIFIED, OUR TEAM
OF PROFESSIONAL REALTORS WILL
PRESENT THE OFFER

WE WILL MANAGE YOUR
TRANSACTION FROM
CONTRACT TO CLOSING

REALTOR SERVICES:
WE ARE PAID FROM THE
TRANSACTION

SET UP PROPERTIES SHORT TERM RENTAL MARKET

Property Staging AND Online Set-Up:

Property evaluation and design consultation visit

One time preparation cleaning service. Additional deep cleaning needs not included.

Create design strategy based on property's most attractive offerings

Provide cute small décor items to stage the property to meet short term rental guest expectations. Includes plants, paintings, and no smoking and Wi-Fi signs

Professional photo shoot once property is furnished, stocked, and staged

Create Airbnb property account

Create VRBO property account

Upload 15-20 Photos to Airbnb and VRBO accounts

Launch Airbnb and VRBO (going live) calendars to accept guest reservations

Manage First Booking and provide a 45-minute consultation with Owners on what it takes to manage a short-term rental property.

Property Owner is responsible for furnishings, short term rental guest needs inventory and housewares

STAGING AND ONLINE SET-UP SERVICES Fees:

Properties in Broward County: \$3,900

Properties Outside Broward County: \$5,900 plus travel

50% due at signing and 50% due at completion

Property Management Guest Services

Service Packages Available:

15% Monthly Fee - Owner Purchases
Inventory and Pays for Emergency
Maintenance

18% Monthly Fee - Dejablue Covers
Inventory Purchases and Owner Pays for
Maintenance

20% Monthly Fee - Dejablue Covers
Inventory Purchases and Up To \$85.00 of
Emergency Maintenance

Property Management Services Include:

- Market property to increase occupancy - promote as needed to generate reservations
- Manage all guest reservations - Dejablue must be a Co-Host on all booking channels
- Manage all guest communications in a timely manner to meet Airbnb/VRBO host expectations
- Answer all maintenance requests and emergencies
- All investors are encouraged to purchase a property maintenance package at start up: approximately \$400-\$600 per property annually
- Encourage positive experiences with all guests - ensure good communication, easy reservation process and check-in process and address all concerns in a timely manner throughout the stay.
- Manage cleaning and maintenance needs for every guest - check-in and check-out

Property Management Guest Services Continued

Service Packages Available:

15% Monthly Fee - Owner Purchases Inventory and Pays for Emergency Maintenance

18% Monthly Fee - Dejablue Covers Inventory Purchases and Owner Pays for Maintenance

20% Monthly Fee - Dejablue Covers Inventory Purchases and Up To \$85.00 of Emergency Maintenance

- Petty-cash management – property management team must have a petty cash to pay cleaning crew and unexpected needs. Petty-cash amount to be determined based on property's occupancy performance
- Owner is responsible for providing Dejablue a W-9 for tax reporting purposes. Short Term Rental Income will be recorded and a 1099 will be provided at the end of the year

Investors at the 20% Management fee receive the following additional benefits:

- Dejablue will purchase all guest consumables on a monthly basis
- Dejablue will cover the cost of maintenance needs up to \$85.00 per service. The property owners are responsible for the difference if there are additional costs.
- Dejablue manages revenue streams and process monthly NET payout to each property owner.



DEJABLUE MANAGEMENT IS YOUR PEACE OF MIND

We Make Owning Investment Properties Easy

Autopilot Passive Income

Let Us Handle All Your Short Term Investment Needs