

Silver Star 801



LOCATION: Park City – Silver Star Resort

GROSS ANNUAL REVENUE: \$ 113,204 - \$166,505

SUMMARY

This beautifully located Silver Star townhome combines the best of both worlds, prime location in Silver Star and the well-designed layout of a remodel, making this property an ideal choice for a second home & investment that will stand out. These figures below are based on comparable properties in Natural Retreats current inventory using historical revenue data and current market statistics provided by the Chamber of Commerce and trusted industry partners.

RENTAL PROJECTIONS

| SEASON | DATE RANGE | NIGHTS | TOTAL RANGE | |
|-----------------------------|--------------------------------------|------------|------------------|------------------|
| | | | Low | High |
| Early Ski | Nov. 20 - Dec. 18 | 7 | \$8,120 | \$10,150 |
| Winter Peak - Holiday | Dec. 19 - Jan. 3 | 8 | \$22,688 | \$28,360 |
| Sundance Festival | Jan. 28 - Feb. 3 | 7 | \$18,200 | \$22,750 |
| Holiday - Presidents | Feb. 11 - Feb. 20 | 7 | \$13,216 | \$16,520 |
| Winter Standard | Feb. 21 - Mar. 27 | 25 | \$30,900 | \$38,625 |
| Winter - Low | Jan. 4 - Jan. 20, Mar. 28 - Apr. 10 | 18 | \$15,120 | \$18,900 |
| Summer - *Monthly Rate | Jun. 12 - Sept. 7 | 30 | \$14,280 | \$17,850 |
| Spring/Fall - *Monthly Rate | Apr. 11 - Jun. 11, Sept. 8 - Nov. 19 | 30 | \$10,680 | \$13,350 |
| Gross Total | | 132 | \$133,204 | \$166,505 |

These figures are estimates and do not account for any owner usage during this period. Please be aware of the many factors that can influence the rental potential of any property. For example, snow conditions, construction, economic climate, travel rates, etc.

Thank you for considering Natural Retreats. While this is just a summary, please let me know if we can talk again about any questions that you might have concerning your property.

Jeff Costello

Director – Market Development

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RENTAL AGREEMENT SUMMARY

Natural Retreats – Park City exclusively manages distinct & unique properties in the Park City, Deer Valley and Canyons ski areas. Our guest and owner services have become highly refined over the twenty-five years that we have been in this market and ensure that we provide personalized, quality service that you and your property deserve.

Our marketing and sales efforts are strategically targeted and have proven highly successful at identifying and addressing the clientele that best meets the demand of our select inventory. Maximizing occupancy levels and revenue for a greater return to our owners is our specialty.

Our guest services include customized vacations that can address each guest's and owners individualized needs. We can arrange vehicle rentals, purchase lift tickets, arrange for a private chef, stock refrigerator prior to arrival, and arrange guided skiing & fishing tours - along with anything else our guests and owners might request.

The Natural Retreats Advantage:

- Housekeeping and maintenance staff members have dedicated property assignments, allowing them to know the inventory of the properties they are responsible for and to give them detailed attention (hot tubs, cleaning, etc.).
- We provide a detailed inventory of your property, as well as departure date and weekly security checks.
- Effective communication with our property owners is our priority. We will keep you updated about the occupancy status and the condition of your property. Our web page, Naturalretreats.com has a private owner entrance that allows you to check current bookings, make owner reservations & access all past rental history.
- We maintain strong relationships with the three Park City area resorts and receive many referrals due to these relationships.
- We have a strong repeat cliental base which is cultivated from our friendly sales team and unique private concierge staff.
- We offer 24-hour concierge service during the ski season for all guests.

Natural Retreats Provides:

- Weekly maintenance and security checks.
- All front desk, reservations, guest service and marketing operations.
- Full start to finish private concierge service for both paying guests and property owners.
- All housekeeping for guest reservations

Responsibilities of the Property Owner:

- Annual Maintenance Fee – covers labor for minor maintenance & upkeep of property throughout year.
- Annual Linen Fee – covers leasing of linen/terry to prepare unit for rental.
- Parts, supplies, capital improvements and subcontracted services at cost – No Markup!

For over 25 years Natural Retreats has enjoyed the unique responsibility of managing and representing the finest properties in the Park City area. We look forward to speaking with you about your Park City home and would be happy to answer any questions you may have. Please feel free to contact me at j.costello@naturalretreats.com or by phone at **435-647-6482**.