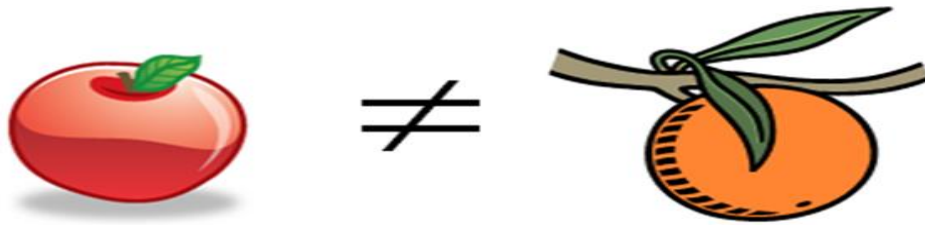




Don't compare apples to oranges when you are looking at property management companies...



Breckenridge Property Management

Included with BPM Management:

- 1) Unrivaled marketing & distribution of your home by the Vail Resorts multi-million dollar marketing efforts and year-around staff.
- 2) Better year around bookings and significantly elevated off-season bookings with groups, weddings and events. We have a large Group Sales department working year-round.
- 3) Guests conveniently check-in at the front desk 24/7/365.
- 4) With our management, maintenance, and support staff on location there is NO need for trip charges.
- 5) Leverage Vail Resorts' reservations call center and sophisticated rate-setting to maximize rental revenue.
- 6) Exclusive Legendary Lodging discounts and benefits at our resort properties including restaurants, rentals and lodging. First Tracks Fridays allowing access to Breckenridge before the lifts open to the public.
- 7) Housekeeping and replenishment of guest amenities/basic household Items included.

Other Companies

Things to consider:

- 1) Marketing fees may not be included, no large scale marketing & distribution departments, and small budgets lead to a decreased footprint.
- 2) Struggling summer, off-season and group bookings. Unable to combine large inventory, event space, transportation, and food & beverage services in the way Vail Resorts can.
- 3) Guests have to check-in at an off-site location, some as far away as Frisco. No TRUE 24/7 services.
- 4) Trip charges for maintenance, meeting contractors and other miscellaneous trips to your property.
- 5) Often times static seasonal pricing which does not allow for the optimal mix of occupancy and rental rates.
- 6) Minimal or non-existent owner perks and discounts.
- 7) May charge for housekeeping services as well as replenishment of guest amenities & basic household Items.

Breckenridge Property Management is sending this solicitation under the assumption that any existing contracts for property and/or rental management at your association or with individual unit owners at your project have expired, terminated or may not be renewed. This is not intended to be, nor should it be construed as being an inducement to breach any existing contract or relationship.

Make sure you are getting the top notch property management you deserve!

