



SUMMIT MOUNTAIN RENTALS



**Voted Best Property
Management Company
9 Years Running**

Because when it comes to managing our owners' properties, we "get it."

You want people who care about you and your property. The Summit Mountain Rentals team understands that a mountain property is more than an investment; it's a home for you and your family to enjoy as well.

That's why we don't just rent homes; we take care of them. We set the standard that other companies look up to in every aspect of property management, including:

- Housekeeping and maintenance
- Guest services
- Marketing your property
- Maximizing your rental income

In this business, it's easy to say things like "We care" or "We'll help you make money on your property."

At Summit Mountain Rentals, we prove it — to our owners and guests — year after year. We'd love the opportunity to show you.

GIVE US A CALL TODAY!

Summit Mountain Rentals

111 Ski Hill Road POB 1618

Breckenridge, CO 80424

970.453.7370 | new@summitrentals.com

summitrentals.com

"My first response is WOW to my statement in January. This was my best month ever. Thank you for your great service and great results!"

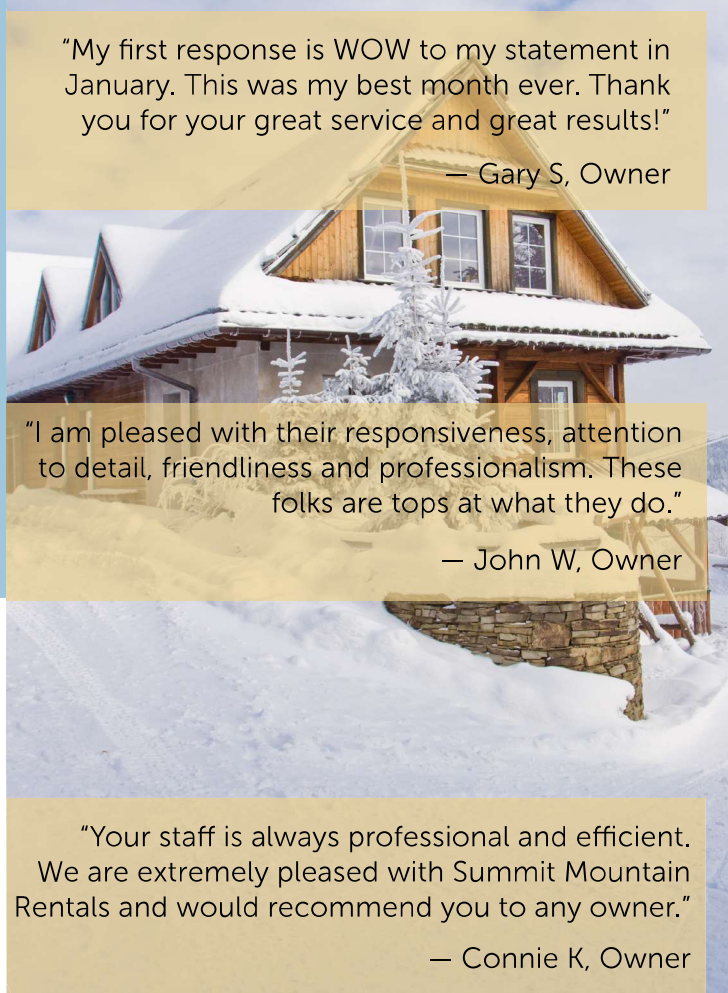
— Gary S, Owner

"I am pleased with their responsiveness, attention to detail, friendliness and professionalism. These folks are tops at what they do."

— John W, Owner

"Your staff is always professional and efficient. We are extremely pleased with Summit Mountain Rentals and would recommend you to any owner."

— Connie K, Owner





VACATION RENTAL ASSESSMENT

Summit Mountain Rentals ("SMR") is a locally owned and operated, full-service property management company offering high-quality vacation lodging in Breckenridge and Frisco, Colorado. We manage approximately 150 condos and townhomes and 40 private homes.

The SMR approach to property management is different. We view our vacation-property owners as partners — partners with valuable assets that need professional management expertise. We help our owner-partners maximize rental revenues while providing top-notch service and attention to those "little details" other management companies may miss. Our goal is to make your life easier by making owning a vacation property in Summit County hassle-free and economically more viable.

As a service to you, we have conducted a rental assessment on the following property. This estimate is designed to help you evaluate the home's potential as a vacation rental property in our short-term rental portfolio.

600 Columbine Road, 5204 Breckenridge

Water House Condominium

2 Bedrooms / 2 Bathrooms

Private Hot Tub & Luxury Finishes

Potential Gross Rental Income Over First 12 Months:

\$60k

***Rental projection based on 8 person sleeping capacity**

Potential gross rental income over a 12-month period will be affected by owner use and should be adjusted to reflect the number of nights the owner would stay in the house.

We would be happy to discuss this assessment with you in detail, as well as answer any questions you have about owning vacation property in Summit County. Please do not hesitate to call or email us. We also encourage you to explore our website, SummitRentals.com. We look forward to learning more about you and your new investment!



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