



VACATION RENTAL ASSESSMENT

5-Bedrooms/3-Baths
Timber Creek Estates
390 Whispering Pines Circle, Breckenridge
Spectacular Views, Beautiful Finishes, Rec Room

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 120 condos and 35 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.

Property Name & Description:

Timber Creek Estates Duplex
5-Bedrooms/3-Bathrooms

Potential gross rental income over first 12 months:

\$70K*

Potential gross rental income over first 12 months, with a private hot tub:

\$77K*

Cleaning Fee (for owner /owner guest departure):

\$35/hour per clean

Hot Tub Maintenance:

\$145/mo.

*Rental projection based on 14 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.

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

Sincerely,

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