

***TURN YOUR REAL ESTATE INVESTMENT
INTO A MONEY MAKER\$\$***



***Vacation Rental
Corporate Housing Market***



ILA offers real estate owners the competitive edge for the vacation rental and corporate housing market.

ILA provides complete operational coverage, including property calendaring, guest reservation services, in-house cleaning & maintenance staff, as well as 24 hour emergency service, while offering **Luxurious**, fully appointed accommodations for our vacation rental and corporate housing guests.

What defines luxury in the vacation rental and corporate housing market?

"It is to provide a living condition of abundance or great ease and comfort."

How do we create luxury?

- *Requiring standardized household packages*
- *Offering an appealing, comfortable home environment*
- *Deploying trained & licensed professionals, to create, manage, and monitor your investment*

How do we achieve & maintain luxury?

- *Hospitality cleaning standards*
- *Regular monitoring of property and appointments*
- *Knowledgeable reservationists, accounting team, and administrative staff*

How does luxury benefit the Owner?

- **HIGHER** nightly and monthly rates
- **HIGHER** percentage of repeat customers and referrals
- **LOWER** vacancy rates

ILA only requires your home and our team of professionals can handle the rest!



ANNUAL INCOME SCENARIOS

CORPORATE HOUSING/VACTION RENTAL

	<u>Estimated Annual Earning/Expense</u>	<u>Estimated Annaul Earning/Expense</u>
	1 bed/bath	2 bed/bath
Annual Estimated Revenue	\$85,500	\$105,000
PROP MGMT FEE @ 18%	-15,390	-18,900
*Deployment Expense/Furniture Purchase	-12,500	-14,000
Reoccurring Charges (cable, internet, EE)	-3,600	-3,600
Misc. Maintenance and OS&E Replacement Costs	-1,500	-1,500
2ea Annual Deep Cleans	-300	-400
Vacation Rental Insurance Coverage	-600	-700
Business License (2 year term)	-250	-250
Estimated Profit	\$51,360	\$65,650

***Check with your accounting professional on "Cost Of Doing Business" write-offs!**

***Inquire about the ILA Subsidized Deployment Option!**

ILA HOUSEHOLD DEPOLYMENT

CORPORATE HOUSING/VACTION RENTAL MARKET PRICING SHEET

Interior Installment & Household Deployment

1 BEDROOM

- Deployment Labor: \$2500
- Interior Improvements: \$10K (note: this estimate could include a monthly furniture rental fee prorated over a year)

2 BEDROOM

- Deployment Labor: \$3000
- Interior Improvements: \$11K (note: this estimate could include a monthly furniture rental fee prorated over a year)
- ***Inquire about the ILA Subsidized Deployment Option!***

****NOTE: Interior improvements are estimates only.***

Operations: Regulated Responsibilities

Owner Expense

Property Maintenance Expense

OS&E and FF&E

Deployment/Replacement

Deep House Cleaning (2ea annual)

Utility Fees/Media Fees

Applicable City Licensing Fees

Commercial Insurance Coverage

ILA

Consumables (paper goods, amenities, coffee service, cleaning supplies)

Guest Services/24 hour emergency service, lock-out service, check-in/check-out attendance

Reservations/Calendar

Scheduling/Coordinating/Overseeing: Maintenance & Clean Staff

Monthly Inventory

Accounting

Marketing/Photography

Customer/Guest

Damage to property/inventory

Lock-out fees
