



## Sea Glass A

### 1+ Bedrooms Sleeps 8

Southern Vacation Rentals is a locally owned and operated company, dedicated to providing exceptional service to our owners and guests. Our goal is to make you so satisfied with your investment experience that you gladly refer us to your family and friends. We hope to have the privilege of working with you.

#### Our Property Management Approach

With dedicated Portfolio Managers taking care of a submarket of properties, Southern is able to give a higher level of attention to each property, ensuring it is well-maintained and held to Southern's Standards. By limiting the amount of properties each Portfolio Manager has to a submarket, we are also able to proactively provide exceptional service by keeping in consistent contact with all owners. Another industry-leading trend that separates Southern from the rest is our Dynamic Pricing approach. Our rates are dynamically adjusted on a continuing basis taking into consideration key indicators. Southern uses a combination of data in our algorithms to determine the rates. These include supply and demand as well as competitive pricing, peak pricing, event-based pricing, historical data and more. The AI system does the research, pricing and updating, and our Revenue team oversees, analyzes, adjusts and forecasts. Southern's hybrid approach of machine and people is a Southern advantage.

#### The Guest Experience

From our in-house reservations agents, who offer personalized assistance to guests planning an upcoming vacation, to our onsite hospitality professionals who are ready to answer questions 24 hours a day, 7 days a week, we are committed to providing your guests an unforgettable experience from start to finish.

	<b>VALUE</b>	<b>INCOME AND EXPENSES</b>
Gross Rental Income		\$44,000
Management Fee at 22%		(\$9,680)
Credit Card Fees	\$1,250	\$0
Smart Home System Install	\$750	\$0
Preventative Maintenance	\$80	\$0
Linen Charges	\$650	\$0
Refresh Clean	\$210	\$0
Maintenance Plan	\$600	\$0
Professional Photography	\$500	\$0
	<b>Total Value \$4,040</b>	<b>Net Rental Income \$34,320</b>



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This information is provided solely for the purpose of permitting a proposed purchaser to be informed of possible rental income. There can be no assurance that any rental income will be produced and such rentals can only be determined by market conditions. The information should not be relied upon as a basis for investment, and should be used solely for the purpose of information associated with the purchase of residential real property.





## Sea Glass B

### 1+ Bedrooms Sleeps 8 People

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	<b>VALUE</b>	<b>INCOME AND EXPENSES</b>
Gross Rental Income		\$44,000
Management Fee at 22%		(\$9,680)
Credit Card Fees	\$1,250	\$0
Smart Home System Install	\$750	\$0
Preventative Maintenance	\$80	\$0
Linen Charges	\$650	\$0
Refresh Clean	\$210	\$0
Maintenance Plan	\$600	\$0
Professional Photography	\$500	\$0
	<b>Total Value \$4,040</b>	<b>Net Rental Income \$34,320</b>



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## Sea Glass C

### 2 Bedrooms Sleeps 8

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	<b>VALUE</b>	<b>INCOME AND EXPENSES</b>
Gross Rental Income		\$47,000
Management Fee at 22%		(\$10,340)
Credit Card Fees	\$1300	\$0
Smart Home System Install	\$750	\$0
Preventative Maintenance	\$80	\$0
Linen Charges	\$650	\$0
Refresh Clean	\$210	\$0
Maintenance Plan	\$600	\$0
Professional Photography	\$500	\$0
	<b>Total Value \$4,090</b>	<b>Net Rental Income \$36,660</b>



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