

I LOVE WHITEFISH

Rental Performance Analysis

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Part Of
I LOVE VACATIONS



Rental Rates and Revenue Projections

Brown House: Three Bedroom Long-Term

Season	Dates	Monthly Rates (Average)	Forecasted Months (Average)	Forecasted Gross Revenue (High)	Forecasted Gross Revenue (Low)
Winter	December, January, February	\$4,800	1	\$4,800	\$3,360
Spring	March, April, May	\$3,200	1	\$3,200	\$2,240
Summer	June, July August	\$6,200	3	\$18,600	\$13,020
Fall	September, October, November	\$4,100	1	\$4,100	\$2,870
TOTAL:				\$30,700	\$24,560

Red House: Three Bedroom, Two Bathroom

Season	Dates	Forecasted Gross Revenue (High)	Forecasted Gross Revenue (Low)
Peak Winter/Fall	Jan 13 - Jan 17, Mar 2 - Mar 24, Nov 18 - Nov 24	\$2,370	\$1,659
Holiday Winter	Dec 20 - Jan 2, Feb 15- Feb 19	\$4,134	\$2,894
Ski Season	Dec 7 - Dec 19, Jan 2 - 12, Jan 17 - Feb 14, Feb 20 - Mar 1, March 26- April 9	\$1,691	\$1,183
Holiday Summer	July 1 - July 20	\$8,773	\$6,141
Spring/Fall	Apr 10 - May 25, Sep 5 - Nov 17, Nov 25 - Dec 6	\$7,665	\$5,365
Summer	June 9 - June 30, July 21 - September 4	\$38,039	\$26,627
TOTAL:		\$62,671	\$43,870

Cabins: Per Unit

Season	Dates	Forecasted Gross Revenue (High)	Forecasted Gross Revenue (Low)
Peak Winter/Fall	Jan 13 - Jan 17, Mar 2 - Mar 24, Nov 18 - Nov 24	\$1,020	\$714
Holiday Winter	Dec 20 - Jan 2, Feb 15- Feb 19	\$1,779	\$1,245
Ski Season	Dec 7 - Dec 19, Jan 2 - 12, Jan 17 - Feb 14, Feb 20 - Mar 1, March 26- April 9	\$727	\$509
Holiday Summer	July 1 - July 20	\$3,774	\$2,642
Spring/Fall	Apr 10 - May 25, Sep 5 - Nov 17, Nov 25 - Dec 6	\$3,298	\$2,309
Summer	June 9 - June 30, July 21 - September 4	\$16,366	\$11,456
TOTAL:		\$26,964	\$18,875

No Guarantee of Results: This Rental Performance Analysis is indicative of results obtained in rental management by I Love Whitefish. This Analysis is meant only to provide information about the activities and experience of our offices. These estimates are not intended as a guarantee that the same or similar results can be obtained in every rental matter undertaken by our offices; and you should not assume that a similar result can be obtained in the rental of your property.

Rental revenue can depend on a variety of factors—including owner usage, weather, travel delays, economic conditions and unexpected developments beyond the control of any owner or property manager. In addition, recipients of this Rental Performance Analysis are solely responsible for verifying nightly rental rules, restrictions, and regulations for the property. I Love Whitefish is not responsible for verification of these nightly rental rules, restrictions, and regulations.

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Owner-Minded Love Languages

We are owners just like you and prioritize what matters to you most

Revenue 	<ul style="list-style-type: none">• In-house revenue management team and system• #1 ranked websites, direct bookings, and distribution• Dedicated, in-house local property specialists
Property Care 	<ul style="list-style-type: none">• In-house maintenance and inspection teams• Preventative and proactive property care• Robust operations and housekeeping system
Communication 	<ul style="list-style-type: none">• Dedicated owner experience manager• 24-7 live phone coverage• Owner newsletters, webinars, and performance reviews
Trust 	<ul style="list-style-type: none">• Access to property-level reviews• Interactive and accessible owner's portal• Monthly financial statements
Ownership Pride 	<ul style="list-style-type: none">• Personal owner website unique to your home• Powerful review-management system and dedicated team• Customizable individual marketing approach

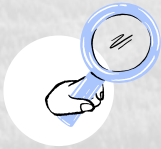
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Frequently Asked Questions



How do guests find your home to rent?

With a combination of our #1 ranked personal websites, powerful third-party distribution channels, and a local in-house team of property specialists, your home will be in front of guests in all ways possible. We also have a dedicated team constantly optimizing your listing to ensure the highest conversion rates and maximum visibility.



Do we just rely on Airbnb and VRBO?

We are all about generating leads to book your home and use many other various channels to ensure the highest-possible amount of booking traffic sees your listing: Home to Go, Marriott Homes and Villas, [Key.co](#), Capital One Travel, Expedia, and our personal highly-ranked websites.



What is our management fee?

We offer flexible management fees depending on your home, ski access, location, and other factors. Transparency is important - we do not charge hidden fees to owners and also do not charge fees other managers may charge you for: set-up fees, linen fees, credit card fees, etc.



How do we set rates for your home?

Leveraging a robust revenue-yielding software and an in-house revenue management team, coupled with our unmatched market visibility, we are able to stay ahead of the market and make sure your home is priced at the highest rates possible. We can also customize the pricing strategy to your needs and make sure your home is marketed the way you like.



Who is keeping an eye on your home?

Our in-house inspection team inspects your property weekly when the property is vacant, and before and after guests arrive and depart, all included at no additional cost to you. We also enact preventative maintenance throughout the year on your home to ensure everything continues to run smoothly for you and your guests.

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Driven by Technology

We invest heavily in innovative technology that amplifies our people and processes to drive more value for our owners and their homes



Streamline

Best-in-class enterprise property management software



HomeSites

Individual home websites built for homeowners to promote their properties.



Wheelhouse

Dynamic pricing software that manages rates, market fluctuations, and length of stays.



Key Data

Complete market analysis software to track competitor pricing and occupancy levels.



Breezeway

Housekeeping & maintenance software with mobile application



Pipedrive

Sales CRM and Pipeline Management



BIZCOR

Sophisticated website booking engines and full-service digital marketing



Lynx Lock System

PMS Integrated Keyless Entry and Home Automation

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Our Mission

Creating a luxury vacation rental brand with world-class owner and guest experience, extraordinary property care, and a proactive team exceeding expectations.

Meet Our Local Manager

With over 25 years of dedicated experience in the vacation rental market, we've honed our skills to provide unparalleled market knowledge and service. We love being part of an industry that helps owners and guests create their own lasting memories.



Rashelle Sargent

Business Development Manager

📞 406-206-6286

✉️ Rashelle@ILoveVacations.com



Schedule a one-on-one
with Rashelle

I've helped countless owners find the right properties and maximize their investments. My journey has honed my skills in launching new markets, driving business growth, and building strong, lasting relationships.

Catch me snowmobiling, dirt biking, or enjoying the outdoors in my free time. See you around Whitefish!

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Ready to work with the best? We'll handle the rest.

So, what are your next steps?



Dedicated, Local Owner Relations Manager

No need to worry, you will have a dedicated, local Owner Relations Manager to take care of everything to get your home up and ready to go. From inventory preparation to furniture and storage recommendations, our process is designed to be completed 100% remotely; although, we still always love to meet our owners in person and give an in-person onboarding assessment.



Home Preparation

We are here to help with everything in getting your home ready for rentals: initial cleaning, linen and amenity placement, maintenance and inspections setup, aesthetic touch-ups, inventory and furniture delivery, property security and locks, preventative maintenance, licensing, financials, and any other essential rental functions to ensure your home is ready to go from day one.



Marketing, Advertising, and Media

Making your property shine is key in maximizing revenue and ensuring the highest conversion rates possible. Our in-house, award-winning photographer/videographer will procure our high-end media package and show your home in its best light possible: HDR photography, 3D virtual tours, and also drone photos and videos. All of your listings will also be professionally written and all amenities thoughtfully illustrated.



Live and Renting

Your dedicated, local Owner Relations Manager, personal to your home, will make sure your home is managed the way you want it to be managed. Monthly financial reports will detail the operations of your home and we will work hard to make sure you stay informed along the way.

Reach out today to get started.

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