



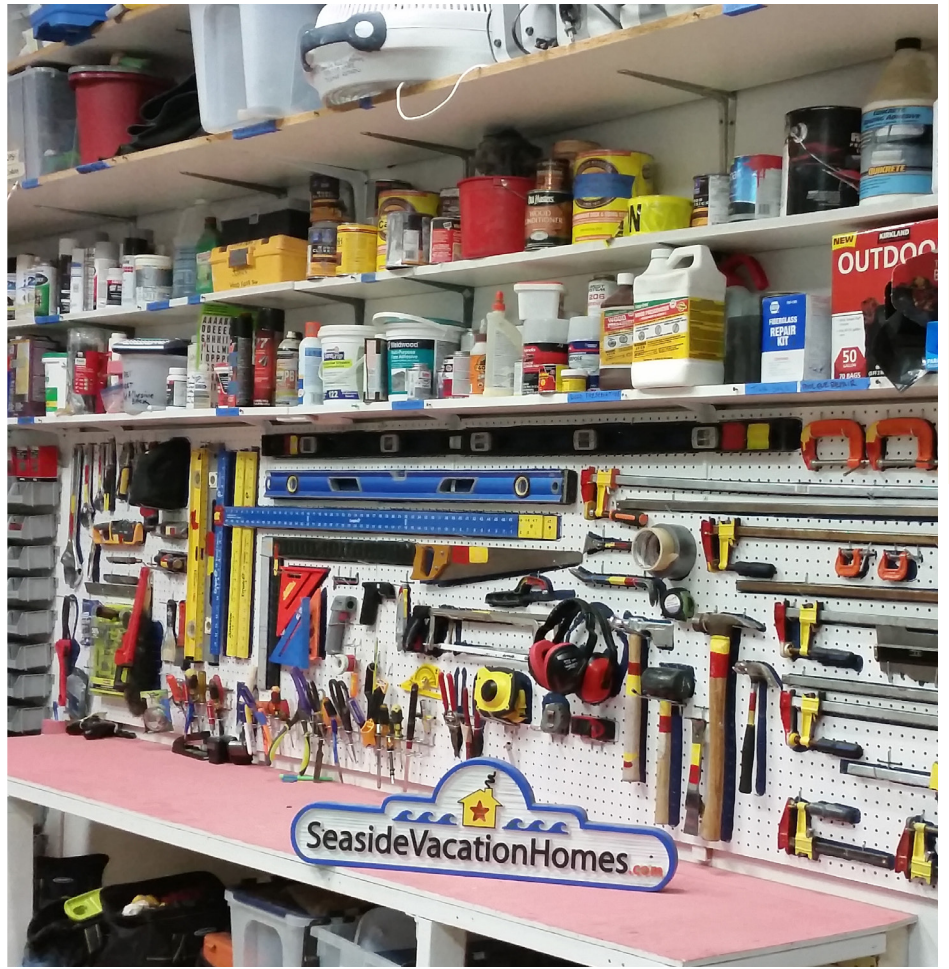
Ready to See What's Possible With a Truly Local Manager?

When you partner with Seaside Vacation Homes, you put your home in the hands of a local, trusted brand that has built its name on honesty, accountability, and true effort.

We'd love the opportunity to tell you more about what we do, how we do it, and what a partnership with us would look like this year and the years ahead.

Call or text Mark Tolan and his team today at (503) 770-8982 for more information.

**Visit: join.seasidevacationhomes.com
Email: connect@seasidevacationhomes.com**



Your Second Home, Our First Priority

At Seaside Vacation Homes, we treat your home as if it were our own. Dedicated to our 30-minute drive service area, we have 3-5 maintenance trucks out daily attending to over 3,000 chores annually so you don't have to. We know that you can't be here 24/7, so we want you to have a local management team that is.

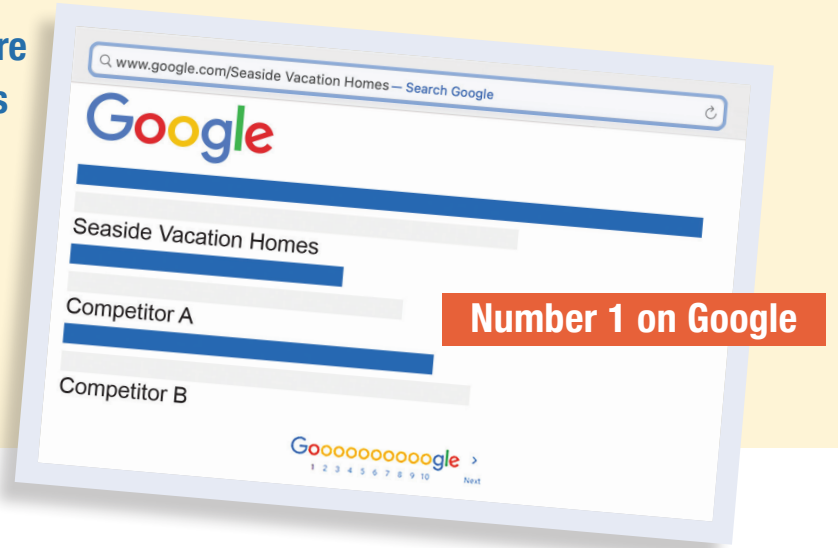


And that's just the start. We also have:

- Lockup checks
- Guest protection program
- Storm, freeze, and flood services
- Advanced scheduling for efficiency
- Trained, professional, in-house craftsman
- Billing by the minute (no minimum charge)
- Discounted maintenance labor cost program
- Fully insured, screened, and drug tested staff
- No markup on outsourced services (plumbers and electricians)



- **Occupancy 160-230 nights / year**
- **In house cleaning and property care**
- **Strategic ROI enhancement plans available to partnered owners**
- **Comment card tracking**
- **Guest walk through evaluations**
- **Property manager reports**
- **Search Engine Optimization**
- **Adwords, PPC, Remarketing**



Unmatched Owner Benefits

When you partner with us, you get the finest owner benefits that the industry has to offer. From occupancy rates to cash flow sustainability, here's a closer look at why our partnerships carry weight when we work together.

Market-Leading Occupancy

Taking the stress out of owning a second home is what we do better than anyone in the area. Most of our homeowner partners use their vacation homes 30-45 nights every year. We also book an additional 130-175 nights. With these numbers, your home is worry free and financially self-sustaining.

Time-Tested Marketing Tools & Strategies

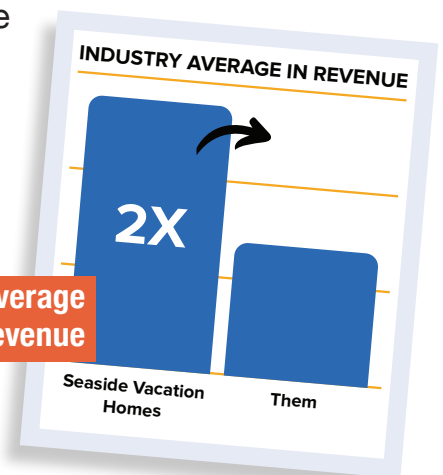
From search engine optimization (SEO), to irresistible property descriptions, we specialize in marketing tools and strategies that target, attract, and book qualified guests every year. Our experts keep up with and invest in the latest marketing trends and technologies to stay ahead of the competition at every turn.

When you partner with us, you get a team of experts who focus on making your home stand out from the crowd — just as we've done for our homeowners for decades.

High, Sustainable Cash Flow

In addition to the thousands of families that trust our company every year for their annual family vacation, we know how to market our homeowners' properties to generate 2x the industry average in revenue. Over 3 decades of local market experience has taught us exactly what to do maximize the earning potential of your property. This includes competitive rates, responding to market trends, dynamic pricing and in-house revenue management to make the most out of your investment.

**2X Industry Average
in Booking Revenue**



The Highest Standard In Hands-On Care

Did you know that we were the first management company on the North Coast to practice a family-based approach that treats each property as if it were a valued part of a large estate?

With this approach, qualified managers are on site after each cleaning and prior to owner arrival. Our quality control is unmatched.

Unsurpassed Cleanliness

Our property care team and resources are second to none. Having your vacation property the cleanest it can be is the foundation that allows us to keep guests coming back again and again.

In fact, we invite you to tour our homes. That way you can see for yourself why our portfolio is set apart from the competition and why the 5-star reviews are well earned.

Meticulous Oversight

We require guests to do a walk-through evaluation upon their arrival, as well as requesting them to fill out a comment



- **Cleaning staff is professionally certified in property management cleaning**
- **Your property is serviced by employees, not sub-contractors**
- **Eco Friendly Sustainable cleaning products**
- **À la carte homeowner cleaning platform. Pay for the services you want when you stay.**
- **Quality control and performance program available**



Proven Team: Loyal Local Longevity

From left to right:

- Sarah: Head of Operations | Joined 2014
- Guadalupe: Quality Control | Joined 2010
- Mindy: Senior Trainer for Property Care Team | Joined 2012
- Carol: Head of Accounting | Joined 2014

card prior to departing. This information, combined with employee and manager inspection reports, helps us catch small problems before they become big issues. Knowing you can sit back and put your feet up, and know that your home is running smoothly for you and your guests no matter the season.

The Finest Guest Experience

Forty years in the vacation rental industry has taught us that guest happiness comes first. See for yourself what we offer every guest and why they book our homes year after year.

Hospitality That Makes All the Difference

From booking to checkout, we deliver the highest level of customer service and hospitality bar none. There's a reason that 83% of our guests come back every summer!

They know that they'll get the personal touch and 24/7 support that only comes from an experienced, dedicated rental manager who is ready to help at a moment's notice.

Automated Touchpoints

No guest wants their time wasted. Period. That's why efficiency is the name of the game in guest touchpoints. Whether it's an arrival and departure email or a digital welcome book, it is our objective to make our guests' overall experience as smooth as possible.



- **40+ Years local family owned and operated**
- **83 % repeat guests**
- **24/7 guest services support**
- **Home automation and digital locks**
- **Wifi thermostats**
- **Wifi hot tub heat controls**
- **Digital guidebooks**

