



GREAT AMERICAN VACATIONS



www.GreatAmericanVacations.com

**EXCEPTIONAL
CARE**



**FAST
COMMUNICATION**



**PROFITABLE
RESULTS**



1-877-228-6357

info@GreatAmericanVacations.com

WELCOME TO THE GREAT AMERICAN VACATIONS FAMILY

In operation since 2001, Great American Vacations is a family-owned property management company that also provides quality vacation rentals while delivering exceptional service to both our guests and homeowners.

For our homeowners, Great American Vacations is a company that you can choose with confidence to provide you with exceptional property management services. Becoming a part of Great American Vacations is a wonderful opportunity to ensure that your vacation property is well-maintained and generate supplemental revenue when you are not there.

Exceptional care, fast communication, and profitable results.



WHAT WE DO



We offer services such as Advertising and Promotion of your Property, Reservations and Billing, Monthly Owner Statements, Monthly Owner Payments, Sales Tax Returns, Guest Services, 24/7 Emergency Services, Housekeeping and Cleaning Services, Maintenance and Repair Services, Pest Control, and Pool Care Services.



EXPERT HOUSECLEANING

Our housekeepers are trained in the latest safety and cleanliness standards to expertly care for your home.



LICENSING AND PERMITTING

We are experts on all local rental licensing requirements



IN HOUSE MAINTENANCE

Our in-home maintenance team is skilled and can handle all basic repairs quickly and efficiently.



OUR TEAM

We have a team of professionals who work assiduously and is there to support you every step of the way.



CARE

Your home is treated as if it is our very own.



LEVERAGE

We market your vacation home through a variety of distribution channels.



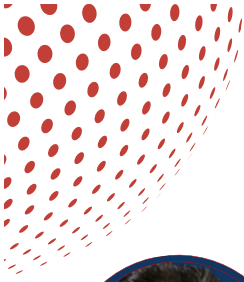
RELIABLE COMMUNICATION

We are available to you 24/7 if you have any questions or concerns. We value you not only as our customer, but also as part of our family.



HANDS ON REVENUE MANAGEMENT

We regularly monitor the latest pricing trends to ensure your home is priced for profit and occupied to its fullest potential.



OUR TEAM



Shane Harstine
President & CEO



Heather Harstine
Chief Financial Officer



William Bailey
Chief Operation Officer



Laura Bailey
*Onboarding &
Business Development*



Daniella Bellavotti
*New Accounts &
Owner Relations*



Kristyn Jennings
*Marketing &
Business Development*



Omayra Jennings
Office Manager



Lisa DeBerry
*Reservation Specialist &
Social Media Manager*



Di Bellavotti
*Videographer &
Graphic Designer*

MARKETING

The Orlando market is one of the hottest vacation destinations, and we have more than 20 years of experience navigating the local rental market. Our marketing techniques consistently outperform the competition.



COMPREHENSIVE MARKETING

We market your vacation home through a variety of distribution channels and booking sites to get the best visibility to achieve the maximum rental income.



EXCLUSIVE TRAVEL PARTNERSHIPS

We partner with more than 10 tour operators and 70 booking agents around the world.

BOOKING PARTNERS

We own 4 booking agencies and also partner with the top online travel agencies to ensure qualified, discerning guests for your home year round.



VACATION BY THE MOUSE
STAY • PLAY • RELAX



Lost in the Magic
DISNEY AREA AND EMERALD BEACH RENTALS

Head for Orlando
and the Beach

Homes4u
Orlando Vacation Homes
Over 20 Years

Vrbo

airbnb

tripadvisor

Booking.com

HomeAway
Premier Partner

FLORIDA
RENTALS.COM

topvillas

NORTH AMERICAN
VACATION HOMES

OCEAN
HOLIDAYS

E-MAIL MARKETING

We send out two email marketing campaigns every month to more than 40,000 clients. One featuring a "Home of the Month" and another listing 3 homes with special rates as "Last Minute Specials".



5 beds | 10 people
LEGACY PARK RESORT

HOME OF THE MONTH

Indulge in a home-away-from-home experience with our exquisite 5-bedroom villa – a true paradise!

Sip your morning coffee on the patio with comfy outdoor furniture, a spacious deck, a private screened pool, and a spa. Challenge your crew to games of pool, ping-pong, foosball, and darts in the game room. And win the award of parents of the winner with our themed kid's bedrooms.

We thought about every detail to ensure you a comfortable and worry-free stay.

Create lasting memories in our Home of the Month – where luxury meets magical moments.

GREAT AMERICAN VACATIONS
SINCE 2003

LAST MINUTE SPECIALS

BOOK NOW

THE ENCLAVES - 350
3 Beds | 9 People

Rates starting at: **\$136.25**

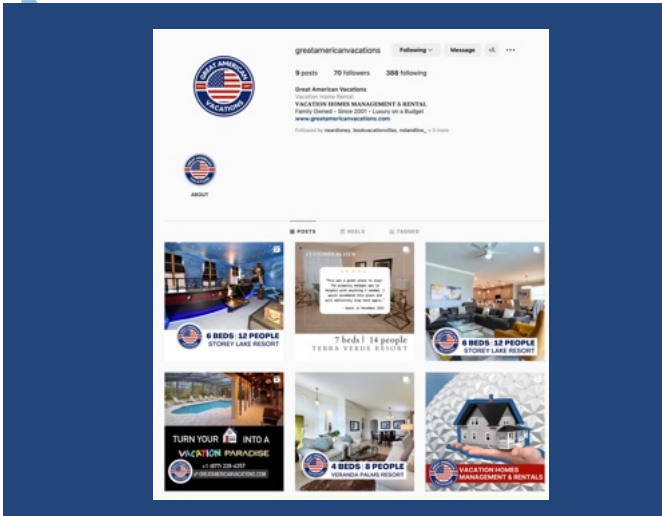


SOCIAL MEDIA

Our Social Media Platforms are updated weekly. Facebook, Instagram, and we post all our videos and virtual tours on our YouTube Channel.



FACEBOOK



INSTAGRAM



TRANSPARENT PRICING

BOOKING FEE	18%
MONTHLY MANAGEMENT FEE	\$150.00
MONTHLY POOL CARE FEE	\$110.00
MONTHLY PEST CONTROL FEE	\$35.00
ESCROW (held with GAV, returned when management ends)	\$500.00
PROFESSIONAL PHOTOS, VIDEO/VIRTUAL TOUR (see section 3i)	\$500.00
INITIAL UTILITIES SETUP (If requested, see section 4k)	\$400.00
LINENS PROGRAM (\$40 per set per potential guest, see section 4b)	TBD

SAMPLE OWNER STATEMENT

We provide monthly reports to our homeowners.

Sample Owner Billing Statement

6-Bedroom Pool Home in a Resort Community
(Storey Lake, Encore Club at Reunion, Champions Gate, Solara, Windsor Island, and More)

Rental Income	Base Rate(\$)	Heat	Clean Fee	Pre-Tax Total	FL Tax	C. Tax	Total Rate	Check In	Check Out
Guest Reservation	2,851.20	0.00	\$260.00	3111.20	\$248.90	\$202.23	\$3,562.33	2023-12-21	2023-12-27
Guest Reservation	2,155.49	0.00	\$260.00	2415.49	\$169.08	\$157.01	\$2,741.58	2023-12-27	2024-01-02
Total	\$5,006.69	\$0.00	\$370.00	\$5,376.69	\$376.36	\$349.48	\$6,102.53		

Less:

Commission: \$901.20

Net Rental Income: \$4,105.49

Expenses

Description	Amount	Notes
Cleans at \$260.00	520.00	12/21,27
Monthly Management	150.00	
Pool Care	110.00	
Monthly Pest Control	35.00	

Total Expenses \$815.00

Net Income \$3,290.49

Balance From Last Month \$ 0.00

Payment From Owner \$ 0.00

Payment Due To Owner \$3,290.49

Amount Remitted \$ 0.00

Amount Due \$3,290.49

2024 CASH FLOW ANALYSIS

Here, you can view a forecast of profitability based on the type of house — whether it's a house, townhouse, or condo. Additionally, you can see a selection of the main Resorts where we currently have homes under our management.

RESORT	STUDIO	2 BED	3 BED			4 BED			5 BED	
	CONDO	CONDO	HOME	TOWNHOME	CONDO	HOME	TOWNHOME	CONDO	HOME	TOWNHOME
RESORT COMMUNITES	\$18,000.00	\$30,000.00	\$35,000.00	\$33,000.00	\$32,000.00	\$46,800.00	\$44,400.00	\$43,400.00	\$54,000.00	\$49,200.00
RESORT COMMUNITES +10%	\$22,000.00	\$32,500.00	\$38,500.00	\$36,300.00	\$35,200.00	\$50,700.00	\$48,100.00	\$47,100.00	\$58,500.00	\$53,300.00
STANDARD COMMUNITIES		\$25,000.00	\$33,000.00	\$28,000.00	\$27,000.00	\$39,000.00	\$37,000.00	\$37,000.00	\$45,000.00	\$41,000.00
STANDARD COMMUNITIES +10%		\$27,500.00	\$36,300.00	\$30,800.00	\$29,700.00	\$42,900.00	\$40,700.00	\$40,700.00	\$49,500.00	\$45,100.00

RESORT	6 BED	7 BED	8 BED	9 BED	10 BED	11 BED	12 BED	13 BED	14 BED
	HOME	HOME	HOME	HOME	HOME	HOME	HOME	HOME	HOME
RESORT COMMUNITES	\$68,400.00	\$78,000.00	\$96,000.00	\$100,800.00	\$117,600.00	\$126,000.00	\$138,000.00	\$150,000.00	\$162,000.00
RESORT COMMUNITES +10%	\$74,100.00	\$84,500.00	\$104,000.00	\$109,200.00	\$127,400.00	\$136,500.00	\$149,500.00	\$162,500.00	\$175,500.00
STANDARD COMMUNITIES	\$57,000.00	\$65,000.00	\$80,000.00	\$84,000.00	\$98,000.00	\$105,000.00	\$115,000.00	\$125,000.00	\$135,000.00
STANDARD COMMUNITIES +10%	\$62,700.00	\$71,500.00	\$88,000.00	\$92,400.00	\$107,800.00	\$115,500.00	\$126,500.00	\$137,500.00	\$148,500.00

RESORT COMMUNITY LIST
Champions Gate
Solterra
Solara
Windsor at Westside
Windsor Hills
Sonoma
Windsor Island
Encore Club
Reunion
Storey Lake
Paradise Palms

CASH FLOW PROJECTION

We provide you a cash flow estimated projection of income for your property.



6-Bedroom Luxury Pool Home in Champions Gate Resort

6 Bedrooms, 6 Bathrooms, Private Screened Pool with Lanai, Spa, and Game Room

Monthly Management - \$150
Pool Care - \$110 | Pest Control - \$35
Commission Rate - 18%



Projected Gross Rental Income
\$68K-\$74K
* See contract for terms and conditions

 **Based on 75% Average Occupancy**

WE CARE



Our in-home maintenance team is skilled and can handle all basic repairs quickly and efficiently.



We keep the same cleaners in homes so they learn the ins and outs and deliver a 5-star clean every time.

Our property inspectors are comprehensive and detailed. We carefully inspect every home after guest departure using a 50-point checklist.



Great American Vacations End of Stay Cleaner Checklist

Property Address: _____

Cleaner Name: _____ Date of Clean: _____

General:

- Make sure there are no streak marks from cleaning appliances, mirrors, surfaces, etc.
- Check linens for damages/stains. Leave damaged items on counter & comment below.
- Wash all dishes and put away neatly.
- Wipe and disinfect all high touch surfaces, light switches, doorknobs, cabinet handles, fan pulls, remotes, faucets, etc.
- Wipe down all TV screens, mirrors, doors, & smooth surfaces. Make sure there are no fingerprints.
- Collect trash from all surfaces and trash cans. Place in outside bins.
- Make sure AC is set to 74 degrees upon leaving the home.

Kitchen & Laundry Room	Dining Room & Living Room	Bathroom	Bedroom	Game Room/Garage	Pool Patio
<input checked="" type="checkbox"/> TO-DO	<input checked="" type="checkbox"/> TO-DO	<input checked="" type="checkbox"/> TO-DO	<input checked="" type="checkbox"/> TO-DO	<input checked="" type="checkbox"/> TO-DO	<input checked="" type="checkbox"/> TO-DO
<input type="checkbox"/> Wipe all counter tops & cabinets	<input type="checkbox"/> Wipe down all surfaces	<input type="checkbox"/> Clean/disinfect shower/tub	<input type="checkbox"/> Clean all bedding	<input type="checkbox"/> Remove trash	<input type="checkbox"/> Remove trash
<input type="checkbox"/> Clean face of all appliances	<input type="checkbox"/> Dust window sills and blinds	<input type="checkbox"/> Thoroughly clean/disinfect toilet	<input type="checkbox"/> Dust all furniture, appliances	<input type="checkbox"/> Dust everything	<input type="checkbox"/> Wipe and disinfect surfaces
<input type="checkbox"/> Clean stove inside & out	<input type="checkbox"/> Dust picture frames & lamps	<input type="checkbox"/> Thoroughly clean/disinfect sink	<input type="checkbox"/> Check drawer for crumbs or clothes	<input type="checkbox"/> Lean/disinfect all surfaces	<input type="checkbox"/> Arrange patio furniture
<input type="checkbox"/> Stove drip pan & knobs	<input type="checkbox"/> Dust all furniture top to bottom	<input type="checkbox"/> Clean/disinfect all surfaces	<input type="checkbox"/> Check under bed for trash	<input type="checkbox"/> Check for damages	<input type="checkbox"/> Patio glass door, no streaks
<input type="checkbox"/> Clean microwave inside and out	<input type="checkbox"/> Check couch for crumbs	<input type="checkbox"/> Clean/disinfect shower head	<input type="checkbox"/> Closet hangers organized	<input type="checkbox"/> Set pool table	<input type="checkbox"/> Replace pool fence
<input type="checkbox"/> Clean grease above microwave	<input type="checkbox"/> Set dining table if applicable	<input type="checkbox"/> Wash bath mats	<input type="checkbox"/> Make beds	<input type="checkbox"/> Organize games	Front Porch Area
<input type="checkbox"/> Clean inside and around sink	<input type="checkbox"/> Clean sliding glass door	<input type="checkbox"/> Wash/replace shower liner if bad	<input type="checkbox"/> Wipe window sill and blinds	<input type="checkbox"/> Disinfect all high touch surfaces	<input checked="" type="checkbox"/> TO-DO
<input type="checkbox"/> Empty dishwasher	<input type="checkbox"/> Remove trash	<input type="checkbox"/> Clean mirror, do not leave streaks	<input type="checkbox"/> Wipe TV and TV stand	<input type="checkbox"/> Sweep all bugs and lawn debris	<input type="checkbox"/> Sweep bugs/debris away from front door
<input type="checkbox"/> Remove trash	<input type="checkbox"/> Check all drawers	<input type="checkbox"/> Dust everything	<input type="checkbox"/> Sheets neatly folded	<input type="checkbox"/> Sweep, vacuum, mop floors	<input type="checkbox"/> Shake welcome mat
<input type="checkbox"/> Check drawers for crumbs	<input type="checkbox"/> Dust ceiling fan	<input type="checkbox"/> Add toiletries	<input type="checkbox"/> Disinfect all high touch surfaces	<input type="checkbox"/>	<input type="checkbox"/> Remove any visible cobwebs(use broom)
<input type="checkbox"/> Clean fridge inside and out	<input type="checkbox"/> Disinfect all high touch surfaces	<input type="checkbox"/> Remove any soap scum	<input type="checkbox"/> Sweep, mop, vacuum floors	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disinfect all high touch surfaces	<input type="checkbox"/> Sweep, vacuum, mop floors	<input type="checkbox"/> Disinfect all high touch surfaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sweep, vacuum, mop floors	<input type="checkbox"/>	<input type="checkbox"/> Sweep, mop, vacuum floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

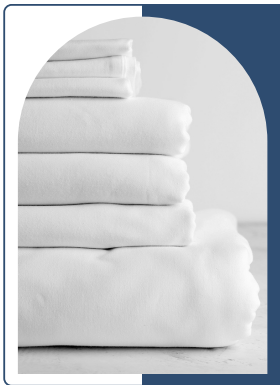
LINEN PROGRAM

Drawing on years of industry expertise, we understand the importance of presenting a spotless and inviting environment for every guest arrival.

Our **Optional Linen Program** provides an initial supply of high-quality linens for a one-time fee of \$40 per Linen Set, tailored to the number of guests your home accommodates. As wear and tear naturally occur, we offer complimentary replacements for any worn or unserviceable items.

Key Benefits:

- **Optimized Cleaning Efficiency:** A fresh set of linens provided for each new booking allows your cleaning team to focus on delivering a more thorough and efficient cleaning service.
- **Cost-Effective/Energy Savings:** Replacement at no additional charge and a consistent supply of clean linens reduces the frequency of washing and drying cycles, resulting in significant energy savings on your monthly utility bills.
- **Quality Assurance:** Our linens meet high standards, ensuring comfort and satisfaction for your guests.
- **Positive Guest Impressions:** Guests appreciate the attention to detail that comes with a clean and fresh linen set. Enhance your property's appeal and receive favorable reviews that positively impact your overall ratings and attract future bookings.



Linen Set per Bed includes:

- 1 Fitted sheet
- 1 Flat sheet
- 1 - 4 pillowcases per bed

Towels Set per Guest includes:

- 1 bath towel
- 1 washcloth
- 1 hand towel
- 1 pool towel



INTERIOR DESIGN

The interior design of a vacation home can play a crucial role in attracting guests and influencing their decision to book.

In line with our dedication to providing exceptional services, we are delighted to recommend our preferred partners Ana and Fabio Moraes from SMART DECOR FLORIDA, for interior design services.

Smart Decor Florida prides itself on perfection to every detail. Their commitment to craftsmanship and quality ensures that your vacation home not only meets but exceeds the expectations of your guests.

Recognizing the importance of family-friendly amenities, SMART DECOR FLORIDA excels in designing themed rooms and game rooms tailored for kids' entertainment.

Themed rooms offer a unique and immersive experience, allowing guests to feel like they're part of a specific environment or fantasy. Whether it's a Disney-themed room for fans of the magical world or a beach-themed room for those seeking a coastal vibe, the variety of options adds an extra layer of excitement, making your vacation home the preferred choice for those traveling with children.

Investing in quality interior design can result in a significant return on investment, both in terms of guest satisfaction and financial profitability.

Here is how you can contact them:

Fabio and Ana Moraes
Smart Decor Florida
(786) 584-2342
inspire@smartdecorflorida.com
www.SmartDecorFlorida.com



WHY CHOOSE GREAT AMERICAN VACATIONS

We have been in this business long enough to learn what is important and we developed original tools to measure and improve our services. Plus, our team of experts have worked with us for years as a big family to make sure you will have the best experience with no worries.

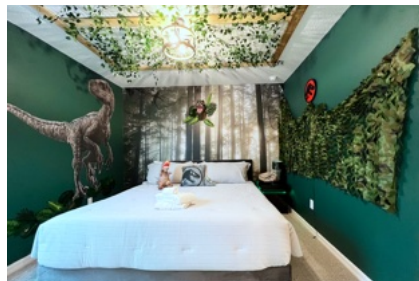
DO IT YOURSELF MANAGEMENT

VS

GREAT AMERICAN VACATIONS PROPERTY MANAGEMENT

- ONE Booking Website
- FEWER Customers
- YOU deal with issues
- STRESSFUL

- Multiple booking websites that reach a wide audience
- Over 100,000 guests have stayed with us over our 20+ year history
- Relationships with tour operators and travel agents from around the world
- PEACE OF MIND





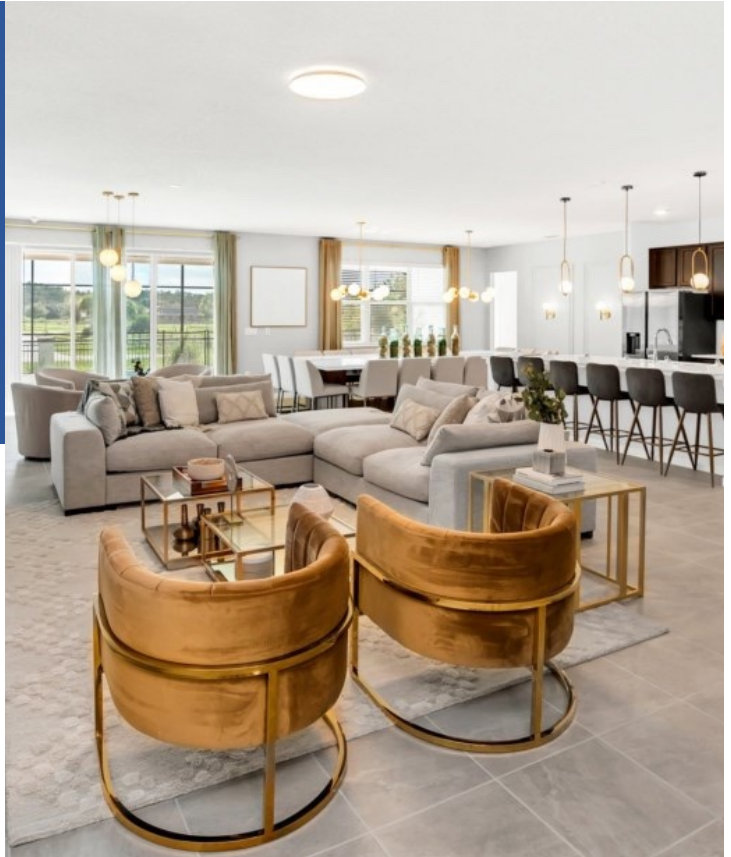
THANK YOU!

WE LOOK FORWARD TO WORKING WITH YOU

You are valuable to our company and we would love the opportunity to have you as part of our Great American Vacations family.

Use this QR code to go to our website.

And if you have any question, please do not hesitate to contact us.



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