

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 Founder



Heather Harstine
Chairman of the Board



William Bailey
C.E.O.



Conboarding &
Business Development



Kristyn Jennings
Chief Marketing &
Business Development



Omayra Jennings
Office Manager



Bob Onesti
Property Manager



Hope Onesti
Property Manager



Angie Perez
Property Manager

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.































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

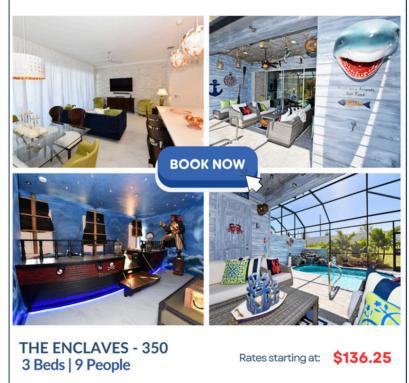
Indulge in a home-away-from-home experience with our exquisite 5-bedroom villa – a true paradise!

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.

LAST MINUTE SPECIALS





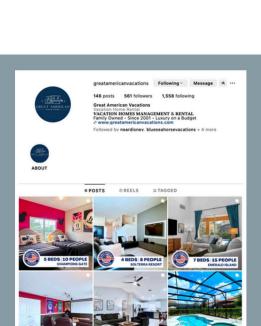


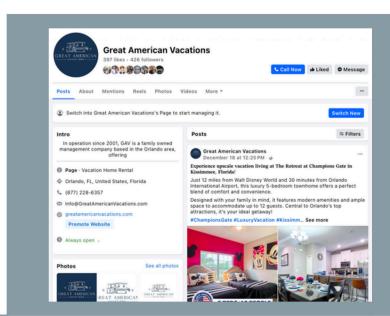


SOCIAL MEDIA

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

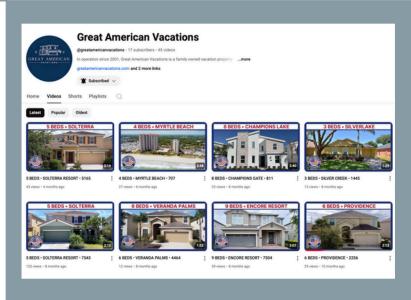












TRANSPARENT PRICING

BOOKING COMMISSION	18%
MONTHLY MANAGEMENT FEE	\$150.00
MONTHLY POOL CARE FEE	\$120.00
MONTHLY PEST CONTROL FEE	\$35.00
ESCROW (held with GAV, returned when management ends)	\$500.00
PROFESSIONAL PHOTOS, VIDEO/VIRTUAL TOUR	\$500.00
INITIAL UTILITIES SETUP (If requested, see section 4k)	\$400.00
LINENS PROGRAM (OPTIONAL, \$40 per set per potential guest available in certain areas)	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	Pre-Tax Total	FL Tax	С. Тах	Total Rate	Check In	Check Out
Guest Reservation	1,893.50	280.00	2,173.50	\$163.01	\$130.41	\$2,466.92	2025-12-01	2025-12-08
Guest Reservation	3,875.68	0.00	3,875.68	\$271.30	\$193.78	\$4,340.76	2025-12-29	2026-01-12
Total	\$5,769.18	\$280.00	\$6,049.18	\$433.31	\$324.19	\$6,807.68		

Less:

Commission: \$1,038.45

Net Rental Income: \$4,730.73

Expenses

Description	Amount	Notes
Monthly Management	150.00	
Pool Care	120.00	
Monthly Pest Control	35.00	

Total Expenses	\$825.00
Net Income	\$3,905.73
Balance From Last Month	\$ 0.00
Payment From Owner	\$ 0.00
Payment Due To Owner	\$3,905.73
Amount Remitted	\$ 0.00
Amount Due	\$3,905.73

2025 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.

This analysis reflects total revenue before booking agent commissions, which vary depending on contracted rates with individual booking agents, tour operators, and independent agents. The total includes the base nightly rate, pool heat charges, and taxes.

The +10% variance applies to homes that are more tastefully furnished, feature fully themed bedrooms, high-end game rooms, and have newer or well-maintained paint and flooring.

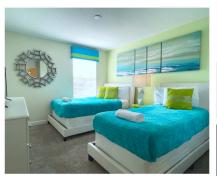
RESORT	STUDIO	2 BED		3 BED			4 BED		5 E	BED
RESURT	CONDO	CONDO	HOME	TOWNHOME	CONDO	HOME	TOWNHOME	CONDO	HOME	TOWNHOME
RESORT COMMUNITES	\$18,000.00	\$30,000.00	\$35,000.00	\$33,000.00	\$32,000.00	\$46,800.00	\$44,400.00	\$43,400.00	\$54,000.00	\$49,200.00
RESORT COMMUNITES +10%	\$22,000.00	\$32,500.00	\$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
RESORT	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

CASH FLOW PROJECTION

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







6 Bedrooms, 6 Bathrooms, Private Screened Pool with lanai, Spa, Themed Game Room, 2 Full-Amenity Resort Areas

Monthly Management - \$150 Pool Care - \$120 | Pest Control - \$35 Commission Rate - 18%







Reflects total revenue before booking agent commissions, which vary depending on contracted rates with individual booking agents, tour operators, and independent agents. The total includes the base nightly rate, pool heat charges, and taxes.



Minimum is 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

er •					om cleaning app						
•			mages/stains. Le I put away neatl		damaged items	on o	ounter & comm	nent	below.		
					es, light switche	s. de	oorknobs, cabin	et ha	andles, fan pulls	. rer	notes, faucets,
			•		rs, & smooth sur						
•					cans. Place in o		ide bins.				
•	Make sure AC is	s set	to 74 degrees u	ipon	leaving the hon	ne.					
	Kitchen & Laundry Room		Dining Room & Living Room		Bathroom		Bedroom	Ga	ame Room/Garage		Pool Patio
1	TO-DO	~	TO-DO	~	TO-DO	~	TO-DO	~	TO-DO	1	TO-DO
	Wipe all counter tops & cabinets		Wipe down all surfaces		Clean/disinfect shower/tub		Clean all bedding		Remove trash		Remove trash
)	Clean face of all appliances		Dust window sills and blinds		Thoroughly clean/ disinfect toilet		Dust all furniture, appliances		Dust everything		Wipe and disinfer surfaces
	Clean stove inside & out		Dust picture frames & lamps		Thoroughly clean/ disinfect sink		Check drawer for crumbs or clothes		Lean/disinfect all surfaces		Arrange patio furniture
1	Stove drip pan & knobs		Dust all furniture top to bottom		Clean/disinfect all surfaces		Check under bed for trash		Check for damages		Patio glass doo no streaks
1	Clean microwave inside and out		Check couch for crumbs		Clean/disinfect shower head		Closet hangers organied		Set pool table		Replace pool fen
1	Clean grease above microwave		Set dining table if applicable		Wash bath mats		Make beds		Organize games		Front Porch Area
1	Clean inside and around sink		Clean sliding glass door		Wash/replace shower liner if bad		Wipe window sill and blinds		Disinfect all high touch surfaces	✓	TO-DO
1	Empty dishwasher		Remove trash		Clean mirror, do not leave streaks		Wipe TV and TV stand		Sweep all bugs and lawn debris		Sweep bugs/deb away from front d
	Remove trash		Check all drawers		Dust everything		Sheets neatly folded		Sweep, vacuum, mop floors		Shake welcome m
1	Check drawers for crumbs		Dust ceiling fan		Add toiletries		Disinfect all high touch surfaces				Remove any visib cobwebs(use brod
1	Clean fridge inside and out		Disinfect all high touch surfaces		Remove any soap scum		Sweep, mop, vacuum floors				
1	Disinfect all high touch surfaces		Sweep, vacuum, mop floors		Disinfect all high touch surfaces						
l	Sweep, vacuum, mop floors				Sweep, mop, vacuum floors						

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**, only available in certain areas, 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



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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