A MANAGEMENT PROPOSAL BY BLUEWATER,

the #1 vacation rental company

IN CARTERET COUNTY

VILLAGE WEST, PHASE 2 - TOWNHOMES - NO ELEVATOR

PROVIDED TO YOU BY

Syndie Earnhardt

Bluewater

REAL ESTATE | VACATION RENTALS | MANAGEMENT

POTENTIAL INCOME:

$40,000 - $45,000

PROPOSED RATES BASED OFF SIMILAR INVESTMENT PROPERTIES

750,000 VACATIONERS PAST AND PRESENT

BLUEWATER IS THE #1 VISITED WEBSITE FOR TRAVELERS LOOKING TO VISIT THE CRYSTAL COAST

OVER 2 MILLION ANNUAL WEBSITE VISITORS

99.8% BLUEWATER GUEST RETURN RATE

Bluewater is in a unique position to offer full service property management for this estate. Successfully managing over 800 vacation and long term rentals keeps us well entrenched in many aspects of Carteret County tourism. These quantities make our company the most qualified company to partner and assist in providing top of the line property management services to you and your investment.

Our success as the leading Crystal Coast vacation rental company is a testament to our knowledge and understanding of market trends, our coastal community and our customers. Since 2004, Bluewater has brought over 2.22 Million travelers to the Crystal Coast, equating to over 301,000 reservations and $354 Million dollars.

LET US EXCEED YOUR PROPERTY MANAGEMENT EXPECTATIONS

We know that it can be a difficult decision when it comes to chooisng a property manager for your vacation investment home. Here at Bluewater, we strive to help you every step of the way with over twenty five years of experience in property managent on the Crystal Coast.

430 EMPLOYEES

working for you

PROPOSED RATES BASED OFF SIMILAR INVESTMENT PROPERTIES

	WEEKLY RATE	POTENTIAL WEEKS BOOKED	TOTAL WEEKS PER SEASON
January 9/10 – March 26/27	$995	0	11
March 27/28 – April 9/10	$1,060	0	2
April 10/11 – May 14/15	$1,000	1	5
May 15/16 – June 4/5	$1,765	1	3
June 5/6 – June 11/12	$2,065	1	1
June 12/13 – June 25/26	$2,765	2	2
June 26/27 – July 9/10	$3,040	2	2
July 10/11 – August 6/7	$2,905	4	4
August 7/8– August 20/21	$2,165	2	2
August 21/22 – September 10/11	$2,050	2	3
September 11/12 – January 7/8	$1,265	4	17

MONTHLY OFF-SEASON RENTALS: $1,595.00-$2,595.00

TOTAL GROSS RENTAL INCOME: $40,000 - $45,000

Some of these weeks will be booked at discounted rates, which is not shown on this document. These rate projections are based on similar property's booking patterns, trends and rentals. These projections are not a guarantee. These projections could change based on but not limited to participation in Marketing Promotions and specials, amenities and services offered to guest and allowing pets.

SERVICES AVAILABLE:

FULL IN-HOUSE SERVICES:

HOMEOWNER RELATIONS

24-7 RESERVATIONS & CALL CENTER

MAINTENANCE

HOUSEKEEPING

LINEN FACILITY

GUEST RELATIONS

INSURANCE

ACCOUNTING

MARKETING

PROFESSIONAL PHOTOGRAPHER

CUSTOM PROPERTY HOMEPAGE

OWNER PORTAL

KEYLESS ENTRY

POOL SERVICES

QUALITY ASSURANCE

The services fees are calculated based on specific property criteria. Please call our property managment team at (252) 354-1322 for speicifc fees and information about these services.

ADDITIONAL SERVICE AVAILABLE

GUEST SATISFACTION SERVICE PACKAGE

This package offers monthly inspections of your home to install supplied air filters and replace batteries. While your guests are vacationing, this package covers all their needs and attends to guest issues that unexpectedly arise. This annual package is $0.17 per square foot.