



Serving Breckenridge & Park County



Join SkyRun, where your home is our  
priority



# WORK WITH A PROPERTY MANAGER YOU TRUST

We know how important it is to know what is happening in your home. With SkyRun, you'll have an open line of communication to us when you need us. No running in circles, no unanswered emails. We'll get back to you each and every time.

SkyRun Vacation Rentals makes vacation dreams possible for homeowners and guests by delivering exceptional service, systems, and staff. We alleviate stress and elevate experiences.

We understand that renting your property is a big decision and choosing your vacation rental management company is an important part of the decision process.

## Our Commitment to Homeowners



### CASH

We are committed to delivering you revenue!



### CARE

We are your neighbor - that's why we go the extra mile for you and your property.



### COMMUNICATION

We pride ourselves on maintaining an open line of communication with our Homeowners .

SkyRun is locally-owned and -operated, and part of a network of professional vacation rental managers nationwide.

LEARN MORE ABOUT OUR SUCCESS STORIES >>



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# WHY IS SKYRUN YOUR BEST CHOICE FOR VACATION RENTAL MANAGEMENT?

## ✓ UNPARALLELED REPUTATION

SkyRun Breckenridge is an award-winning company with a reputation for outstanding service to our guests and owners. We were recently voted the Best Property Management Company in Summit County.

## ✓ MORE REVENUE

Say goodbye to being nickel and dimed, and say hello to making more revenue than with the competition. Due to our marketing and pricing expertise, SkyRun properties are **2.4x more likely to be booked** than the average listing on major booking channels, and most homeowners report up to **30% more revenue** than with their previous company.

## ✓ WE'RE LOCAL

We are 100% locally owned and operated. Our staff **live, work, and play in Breckenridge & Park County**. When a guest calls for local recommendations, we know how to give them the best experience during their stay. Even better? When you work with SkyRun, you are helping to create jobs and grow a small business right here in Breckenridge & Park County.

## ✓ OWNER-CENTRIC MANAGEMENT

As a locally-owned business, our reputation means everything to us. Our homeowners are not just a number to us, they're our neighbors. We focus on helping you meet your goals, not ours. This unique approach builds a true partnership and is why we maintain an **owner retention rate of over 98%**.

## ✓ THE BEST OF BOTH WORLDS

SkyRun is a locally owned franchise operating within a national network of vacation rental businesses. This unique business model means we have access to the **sophisticated technology, robust data, and top-tier industry partners** of a much larger company without having to sacrifice our boutique service approach.

## ✓ WE KNOW HOW TO HAVE FUN

We're in the business of making dreams a reality--whether it be your dream home or a guest's dream vacation. We're passionate about helping our customers to make happy memories, and we center joy in our company culture because we know the importance that fun plays in creating a meaningful life.

# REGULATIONS

## STARTING YOUR SHORT-TERM RENTAL THE RIGHT WAY: A GUIDE FOR HOMEOWNERS

Starting a short-term rental (STR) can be a lucrative venture for homeowners looking to earn extra income from their property. However, the very first and most crucial step in running a successful STR is ensuring compliance with local and state laws. At SkyRun we aim to simplify the legal jargon and regulatory requirements into clear, actionable advice.

Here's a closer look at how SkyRun makes understanding and complying with these laws straightforward and stress-free.

## EXPERT GUIDANCE ON PERMITS AND LICENSES

SkyRun's team offers personalized assistance, ensuring you understand the specific permits or licenses your short-term rental requires. We have a deep understanding of the varied requirements across different jurisdictions and streamline the application process for you. With laws governing STRs constantly evolving, SkyRun keeps you informed and compliant with the latest regulations.

## SIMPLIFYING RESTRICTIONS AND LIMITATIONS

Understanding and adhering to local ordinances on rental duration and maximum guest occupancy can significantly impact your rental strategy. Here at SkyRun, we provide expert advice on these restrictions, helping you plan effectively. We proactively adjust our strategies to keep your rental compliant as regulations change, safeguarding your investment.



## HANDLING TAX OBLIGATIONS WITH EASE

SkyRun also simplifies the complex world of tax obligations for STR owners. We assist in obtaining a sales tax license and setting up systems for accurate tax collection and remittance. This ensures you meet all fiscal responsibilities efficiently, avoiding penalties and fines that can arise from missed tax payments. With SkyRun's guidance, maintaining your STR license in good standing becomes a hassle-free process.

From navigating permits and licenses to handling tax obligations and staying ahead of regulatory changes, SkyRun equips homeowners with the expertise and support needed to focus on what matters most: creating outstanding guest experiences. With SkyRun by your side, the legal aspects of running an STR are managed effectively, allowing you to operate with confidence and compliance.





# SETTING UP YOUR SHORT-TERM RENTAL: A HOMEOWNER'S GUIDE

Preparing your property for short-term rental success involves more than just listing it online. It requires thoughtful planning and attention to detail to ensure your space is welcoming and appealing to potential guests. This guide provides clear, actionable steps for homeowners to effectively set up their rental properties.

## Making a lasting first impression

A skilled photographer knows how to showcase your property in its most flattering light, emphasizing its best features to attract potential guests. At SkyRun, we offer our homeowners competitive rates for top-notch photography services.

High-quality photographs are crucial for your listing's success; they not only boost revenue but also help your property climb higher in the rankings on rental platforms such as Airbnb and VRBO, which prioritize visually appealing listings over those with substandard images.



## Crafting the perfect space

Decide whether you aim to maximize revenue or if you prefer limiting occupancy. Your goal influences everything from the number of beds to the types of amenities you'll offer, such as hot tubs or resort amenities.

Organize your furniture needs by each area of your property, such as the living room, kitchen, bedrooms, and patio. Take the time to envision and strategize the placement of each item within these spaces. At SkyRun, we support our homeowners by providing discounts on high-quality furniture, aiding in the improvement of your listing's appeal.



## Ensuring guests comfort

Supplying your rental with essentials is key to a positive guest experience. Items like linens, towels, and toiletries need to be replenished for each new guest. Decide whether you'll manage these supplies personally or through a cleaning service. Avoiding shortages is crucial, as it's a common pain point for guests.

SkyRun not only offers discounts on high-quality furniture to boost your listing's charm but also eliminates all the hassle associated with preparing your rental for guests. We ensure your property is perfectly ready for every visitor, making the hosting experience stress-free and seamless for our homeowners.



# BUILDING YOUR TEAM

## BUILDING YOUR RENTAL'S GROUND TEAM: A HOMEOWNER'S GUIDE

For homeowners venturing into the world of short-term rentals, creating a reliable ground team is pivotal for both long-term success and effective time management. This guide outlines the essential components of assembling a ground team that will ensure your rental operates smoothly.



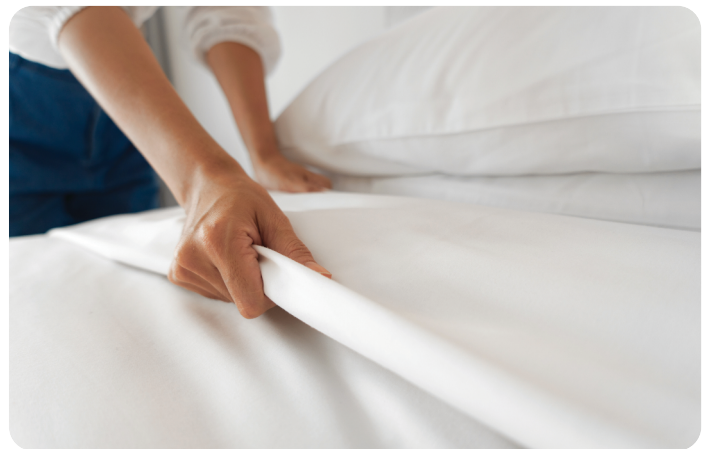
## THE FOUNDATION OF YOUR OPERATION

**CLEANERS:** Cleaners play a critical role in your rental's success. A dependable cleaner who provides high-quality service is a valuable asset. To find one, compare cleaning fees for properties similar to yours on platforms like Airbnb or VRBO, then research and interview potential candidates in your market.

**MAINTENANCE:** With frequent guest turnover, wear and tear on your property will be accelerated. It's crucial to have a roster of reliable handymen or specialized contractors for both emergencies and regular maintenance to keep everything functioning perfectly and looking its best.

## MANAGING THE OPERATION

Choosing SkyRun as your vacation rental management partner simplifies the process of building and managing a ground team of skilled cleaners and maintenance staff. This ensures your property remains in excellent condition, boosting guest satisfaction, improving reviews, and increasing bookings. With SkyRun handling the details, you can focus less on the logistics and more on the rewards of your rental's success, making the hosting experience both enjoyable and less burdensome.



# OUR SERVICES

## WE OFFER TAILORED SOLUTIONS FOR EVERY HOMEOWNER

At SkyRun, we understand that no two homes are alike. That's why we offer flexible service options to cater to the diverse needs of vacation homeowners. Whether you're hands-on or prefer a worry-free approach, SkyRun has a solution for you. Plus, our adaptable services can shift as your needs do, ensuring a perfect fit at all times.

### BASIC SERVICE: MAXIMIZE YOUR PROPERTY'S POTENTIAL

Designed for homeowners who like to stay involved in the rental process but seek assistance in boosting their property's exposure and revenue. The Basic Service package is an affordable option that empowers you with SkyRun's advanced tools and support.

#### Benefits Include:

- Distribution across 65+ online booking platforms
- Advanced revenue management strategies
- Comprehensive marketing support
- Tax and accounting assistance
- Basic guest communication, including alerts and check-in reminders
- Access to Full Service support for emergencies

*This package is ideal for owners who want to retain control while enhancing their property's performance.*



### FULL SERVICE: ENJOY YOUR PROPERTY, WORRY-FREE

Our Full Service package is for homeowners who wish to experience their property without the hassles of management. Think of it as the white-glove service of vacation rentals; we handle everything from A to Z.

- Wide distribution on 65+ booking channels
- Sophisticated revenue management
- State-of-the-art marketing support
- Complete tax and accounting services
- Round-the-clock guest support
- Exceptional home maintenance and housekeeping
- Premium guest amenities for an unforgettable stay
- Expert guidance on licensing, permitting, and regulations





# THE SKYRUN DIFFERENCE

	SKYRUN VACATION RENTALS		THE COMPETITION		
	FULL SERVICE	BASIC SERVICE	Small Business	Big National	Self-Managed
Listing on 65+ booking channels	✓	✓		✓	
Professional marketing	✓	✓		✓	
Propriety software made for property managers, by property managers	✓	✓			
Local business ownership	✓	✓	✓		✓
Cutting-edge revenue management	✓	✓		✓	
Straightforward contract terms	✓	✓			
No onboarding or startup fees	✓	✓			✓
Easy-to-use owner portal	✓	✓		✓	
Unlimited owner stays	✓	✓			✓
Fast response time to owner & guest inquiries	✓	✓			
Peace of mind	✓	✓			
Maintenance	✓		✓	✓	
Housekeeping	✓		✓	✓	
Premium guest amenities & services	✓			✓	
24/7 guest support	✓			✓	
Local regulatory expertise & guidance	✓		✓		

CONTACT US FOR A  
FREE REVENUE ESTIMATE  
ON YOUR PROPERTY >>

