

THE BEAVER RUN RENTAL PROGRAM!



Our Rental Program is owned by YOU, our rental unit owners.
We are the most trusted choice!



JOIN US
& BECOME AN INVESTOR
IN THE BEAVER RUN
RENTAL PROGRAM



**EARN HIGHER
YEAR-ROUND REVENUE!**



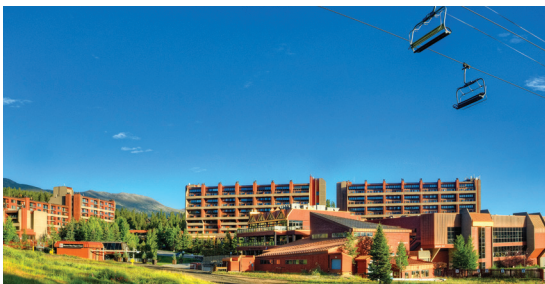
Competitive advantage of year-round **conference center business** to provide stability and higher ROI



Dynamic pricing with **higher rates** and **tech-driven marketing** to ensure you're listed in every channel



PLUS, additional revenue to the **rental program** from conference groups, dining, spa & other sources



At Beaver Run, you're buying more than a unit. You're buying into one of Breckenridge's most successful hospitality businesses. Now, you're invited to become an investor and owner in the Beaver Run rental program. **Our rental unit owners OWN the rental program.**

NO HIDDEN AGENDA. NO HIDDEN FEES. NO THIRD PARTY.

DO THE MATH

\$ BEAVER RUN RENTAL PROGRAM



OCCUPANCY

81%

(FOR 2022 1ST QTR)

47% year-round avg 2018-2021*

- NO HIDDEN FEES**
- EXTRA REVENUE FROM CONFERENCE, SPA & MORE**



- EXTRA FEES**
- LIMITED REVENUE SHARE**

\$ OTHER RENTAL PROGRAMS



OCCUPANCY

71%

(FOR 2022 1ST QTR)

36% year-round avg 2018-2021*

It makes sense & cents to join the Beaver Run Rental program & become part of the ownership group

DARE TO COMPARE

	BEAVER RUN RENTAL PROGRAM	OTHER PROPERTY MNGMT. COMPANIES	SELF-MANAGED (VRBO, AIRBNB)
REVENUE	<input checked="" type="checkbox"/> Year-round revenue with extra profits from dining, spa and conference center.	Owner distributions are limited to room revenues only.	<input checked="" type="checkbox"/> Extra time & hassle, but the potential for higher revenues.
GUEST EXPERIENCE	<input checked="" type="checkbox"/> Better experience with on-site team to help resolve any guest issues quickly.	No on-site management to resolve issues for your guests. With an extra daily fee charged.	No on-site management to resolve issues for your guests. With an extra daily fee charged.
ADMINISTRATIVE WORK	<input checked="" type="checkbox"/> Included. Help with permits, sales taxes & managing projects.	Some assistance, but not as comprehensive as Beaver Run's program.	NO help or assistance. Requires a LOT of extra time & hassle.
HOUSEKEEPING	<input checked="" type="checkbox"/> Included with annual deep clean. Plus, discounts for owner cleans.	Extra housekeeping fees, plus fees for toilet paper, supplies.	A LOT of extra time, hassle & potentially higher cleaning costs with no QA.
DYNAMIC PRICING	<input checked="" type="checkbox"/> Data-driven pricing targeting the right guest at the right time with the right rate & ROI all year long, resulting in higher revenue.	Less competitive insight, data and tools that could negatively impact your year-round revenue and return on investment.	Extra time & hassle for you to monitor competitive pricing, trends resulting in the potential of less revenue.
STRATEGIC MARKETING	<input checked="" type="checkbox"/> Professional team focused on strategic marketing & digital advertising for expanded distribution channels & better financial results.	Limited marketing with less distribution channels and less exposure.	Extra time & hassle. Limited marketing & less opportunity for year-round revenues.
BOOKING	<input checked="" type="checkbox"/> Included. No extra fees.	Extra booking fees with the potential of marketing fees & extra charges.	Extra time & hassle. Plus, booking fees, credit card fees.
OWNER SERVICE	<input checked="" type="checkbox"/> Included, 24/7 on-site management & homeowner services. Room supplies & linens are provided at no cost to owner.	Extra linen fees & other supply costs	You need to pay for a local property manager to help with any issues. Plus, it's extra time & hassle.

To learn how you can own, profit and enjoy your mountain condo here at Beaver Run, contact our Homeowner Services team at owners@beaverrun.com or **970.453.8774**.

