

OCEANS 25 TOWN HOMES LUXURY VACATION RENTALS



OCEANS LUXURY REALTY

VACATION RENTAL MANAGEMENT

Services Included

Property Consultation

Property Preparation

Property Staging

Professional Photography

Video Tours

Property Marketing Launch

Reservation Customer Service

Manage Client Arrivals

Marketing Team

Accounting Team

Maintenance Team

Cleaning Team

Inspection Team

Owner Portal

Owner Concierge



LONG-TERM PROPERTY MANAGEMENT

Property Enhancement Strategies

24-Hour Call Service

Tenant Background & Credit Checks

All Leases Prepared by an Attorney

Owner & Tenant Portals

Monthly Income Deposits

Licensed and Insured Vendors

Free Investment Analysis

20 + Years Experience



**FOR
RENT**

All Property Managers are licensed Realtors

ONLINE PRESENCE

Our thorough marketing strategy involves a digital advertising program that spans across multiple social networks, top real estate websites, and a database of over 60,000 current renters across the nation.

Oceans Luxury Realty has a vast network of past clients. Your properties will be featured on our channel managers, exposing it to hundreds of websites. With over 22 years of experience, our expertise allows us to be the best choice in the vacation rental industry.



PHOTOGRAPHY + VIDEOGRAPHY

The Visual Experience

Our comprehensive marketing strategy begins with visual media. Before potential buyers ever walk through the door, our digital and print advertising efforts will leave a memorable impression through the following visual platforms.

Professional photography
3D virtual tours
Aerial Drone photography
Videography



PROPERTY STAGING

A staged condo makes a lasting and powerful first impression. Additionally, it photographs better and provides a more impactful experience through digital media and online booking engines.

Staging Packages

This package includes a full design consultation for everything needed to set the stage for your vacation rental property. It includes furniture, electronics, art, and full customized shopping packages

Staging Benefits

Our custom packages provides a full staging team that works hands-on with the owners to provide an incredible first impression for your potential clients, which can increase investment revenue.





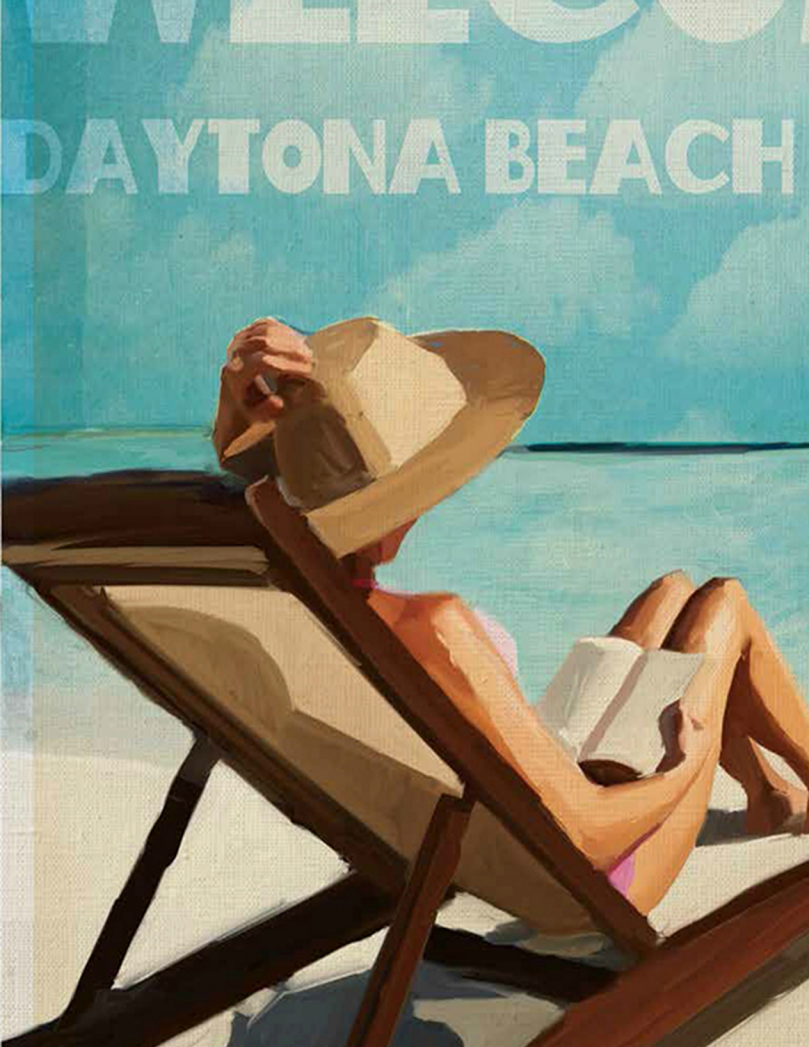
CEANS LUXURY VACATIONS

Oceans 25 Cash Flow Analysis

Oceans 25: 2900 S. Atlantic Ave Daytona Beach Shores FL, 32118

Oceans Luxury Vacations- OceansLuxuryVacations.com

Monthly Operating Income	Weekly Rental
Potential Gross Income (\$2,400 week)	\$9,600.00
Vacancy Percent	25%
Total Vacancy Loss	-\$2,400.00
Gross Operating Income	\$7,200.00
Monthly Operating Expenses	
Property Management Fees 20%	\$1,440.00
Maintenance, Vendor Repairs & Housewares	\$450.00
Real Estate Taxes	\$1,100.00
Rental Property Insurance	\$166.66
Water	\$100.00
Cable/Internet	\$125.00
Electricity	\$200.00
HOA Fee	\$100.00
Monthly Operating Expenses	\$3,681.66
Net Operating Income (NOI)	
Total Annual Operating Income	\$86,400.00
Total Annual Operating Expense	\$44,179.92
Annual Net Operating Income	\$42,220.08



CEANS LUXURY REALTY

FOR MORE INFORMATION:

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