



**20% to 30%  
MORE revenues**

Than other Property  
Managers



## Rental Income Projection

**2001 Surfrider Court: \$40,000 - \$50,000 annually**

(range represents what could be expected in a softer year vs a stronger year)

Month	Average Nightly Rate	Estimated Occupancy	Nights in Month	Nights Rented	Est. Annual Rental Revenue
January	\$100	8%	31	2	\$248
February	\$100	20%	28	6	\$560
March	\$150	42%	31	13	\$1,953
April	\$180	58%	30	17	\$3,132
May	\$200	66%	31	20	\$4,092
June	\$330	90%	30	27	\$8,910
July	\$350	94%	31	29	\$10,199
August	\$320	84%	31	26	\$8,333
September	\$180	60%	30	18	\$3,240
October	\$160	52%	31	16	\$2,579
November	\$140	42%	30	13	\$1,764
December	\$120	26%	31	8	\$967
<b>YEARLY TOTAL</b>	<b>\$194</b>	<b>54%</b>	<b>365</b>	<b>196</b>	<b>\$45,977</b>
Dynamic pricing adjusts summer weekly rates in real time based on demand, competition, and booking trends, ensuring maximum income during peak periods while staying competitive in slower ones.					<b>Soft Peak Summer Week: \$2,100</b>
					<b>Strong Peak Summer Week: \$2,520</b>
					<b>Average Peak Summer Week: \$2,310</b>

*Disclosure: This projection is based on current market trends and reflects rent only (excludes guest-paid fees and taxes). For approximate annual take-home, simply deduct estimated commission rate. Actual performance may vary with seasonality, property condition, owner preferences, and market shifts. Projections are not guaranteed and may change after property walkthrough.*

### About Carolina Beach Realty

- **Carolina Beach Realty pays for ALL your marketing.** You don't pay for listings, ads, or photos.
- **Carolina Beach Realty owner properties are listed on the biggest marketing channels available.** Our Owners have their units individually marketed on CarolinaBeachRealty.net, Airbnb, and VRBO.
- **We work hard for our Owners and don't cut into their income with high guest fees.** We charge extremely low guest fees so you have WAY more room to increase the rental income.
- **We have the best staff because we treat them well.** Carolina Beach Realty offers full health care benefits as well as 401k with a company match.
- **We reward our employees for great performance.** We take care of our employees so they'll take care of your property!
- **We inspect for cleanliness and property condition after every guest departs.**

## The value we add to your rental property can be seen immediately

Lower commissions and fewer fees provide a return on your investment that puts more money in your pocket.

### Customer service—with local knowledge baked in

From reservation agents, revenue and marketing managers, owner liaisons, and office staff, to our maintenance and housekeeping team members, we hire local professionals to manage each aspect of our business. And we provide 24-hour on-call support. Residing in the area, our maintenance team can assist your guests with late-night emergencies and facilitate the appropriate response in person.

### Marketing—giving your property the competitive edge

Our Revenue Management team makes sure your property receives quality renters. They set and yield rates throughout the year according to the market, and ensure your property is being seen through various digital platforms.

### Maintenance management—keeping your vendors happy

Rental properties require multiple service vendors, generating a lot of monthly paperwork. We manage vendors and payments so you don't have to. And our Accounting team collect and remit all taxes on your behalf.



#### 1 | Quick Onboarding

Your property is entered in our reservation system quickly, going live on VRBO, carolinabeachrealty.net, and Airbnb in a matter of days.

#### 2 | Revenue Management

Our local team sets and monitors your nightly rates correctly, so that they meet your specific rental projections for the year.

#### 3 | All-inclusive Marketing

We attract guests to your unit with professional photos and a strong digital presence—including SEO, Google Ads, and email campaigns.

#### 4 | Worry-free Housekeeping

Our expert teams clean and maintain your home to the highest standards, while keeping guests on the books—minor maintenance included.

#### 5 | Repeat Bookings

Our Guest Services team communicates with guests to ensure satisfaction, generate repeat bookings and increase revenue for your property.