

Lavish Gruh Management Proposal



ABOUT US

What We Do



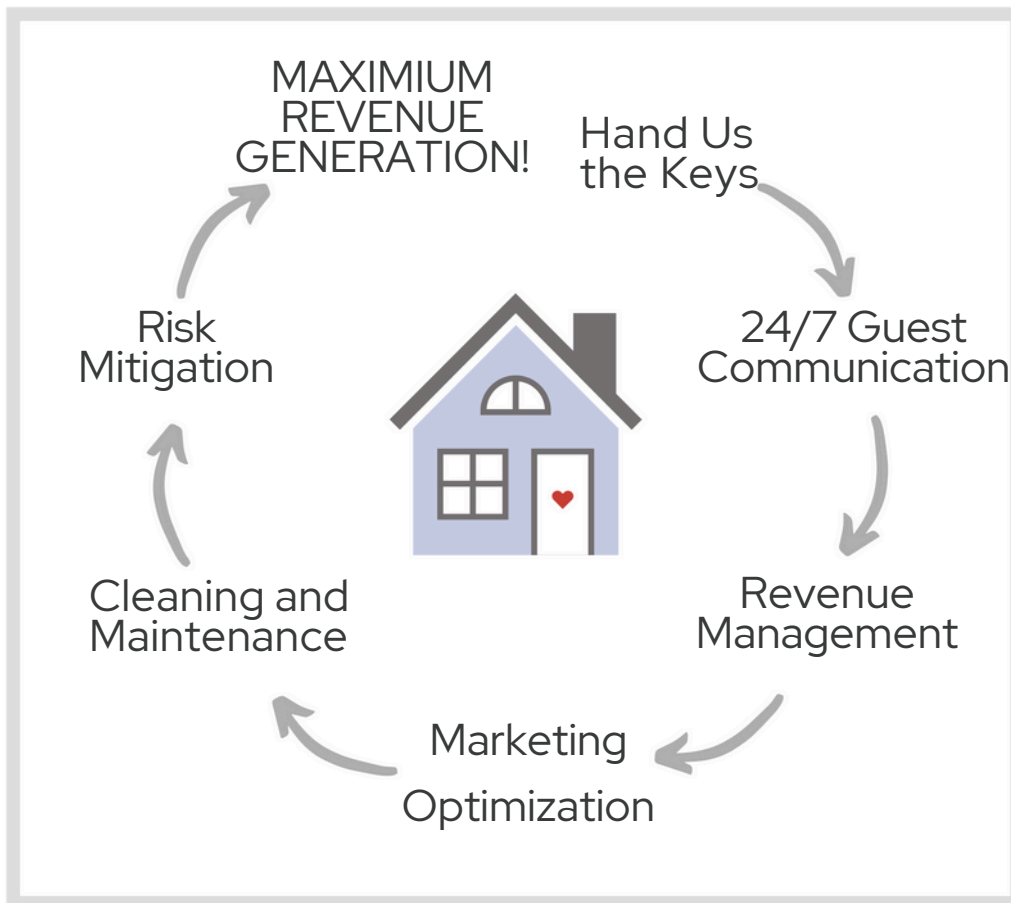
LavishGruh is a full-service corporate accommodation management company. Homeowners that we partner with typically see 2 to 3 times in revenue generation vs a traditional rental. You might be wondering how that's possible? By utilizing dynamic pricing strategies, multi-channel marketing and direct marketing to centers of influence (Wedding planners, corporate retreat planners, etc.) we are able to command high price points and attract corporate professionals, their families and loved ones to your home. In addition, we consistently receive raving reviews from our loyal customer base thanks to our White Glove concierge level service.

Interested in learning more?
Contact Us!



FULL SERVICE MANAGEMENT

Completely Hassle Free



Our Company's Approach to
Full Service Management

PERFORMANCE GUARANTEE

How We Differ - Skin In the Game

We **GUARANTEE** you will make at least your long term rental rate or we will reduce our commission percentage until you do.

We're committed to you. Homeowners typically generate 2X-3X more revenue working with us

LavishGruh VS OUR COMPETITION

LavishGruh

With our Performance Guarantee, we are your partners in this business and are incentivized to outperform the competition. When we perform, we get paid more. When we don't perform we reduce our commission. This is a true **Win-Win** for both parties.

VS

Competition

No Skin in the Game. Transactional service provider. Not your business partner. Takes no risk and simply earns a management fee, regardless if the property performs well and/or doesn't perform well. No incentives to outperform.

RISK MITIGATION

How We Protect Your Home

We are your partners and we take protecting your property seriously

GUEST ID COLLECTION AND SCREENING

We heavily screen guests we accommodate. We also do not allow those under a certain age threshold to book our properties.

SECURITY DEPOSITS

All guests who stay with us are required to provide an upfront Security Deposit, ensuring they comply with all House Rules.

HOUSE RULES

Strict House Rules that we require all guests to agree to when we provide them accommodations. If any violations to these rules occur, we cancel a guests reservation, remove them from the unit, and collect their security deposit in full.

SECURITY HARDWARE

Noise detection hardware that monitors homes decibel levels and ensures guests comply with all local noise ordinances and bylaws.

INSURANCE

\$3MM USD damage protection insurance and \$1MM USD Liability Insurance

HOW DO WE COMPARE?

Our Services vs. The Competition

REVENUE MANAGEMENT

We have an in-house revenue manager that optimizes pricing for our accommodations for 99th percentile performance.

MARKETING MANAGER

We have an in-house Marketing Manger that creates multi-channel marketing campaigns to attract our corporate clientele demographic.

CENTERS OF INFLUENCE

We have an extensive network of Insurance Companies, Medical Staffing companies, etc. that book with us directly for their clientele.

24/7 GUEST COMMUNICATION

We provide 24 hours a day, 7 days a week communication for our guests ensuring all their needs are met, no matter the time of day.

	REVENUE MANAGEMENT	MARKETING MANAGER	CENTERS OF INFLUENCE	24/7 GUEST COMMUNICATION
SELF MANAGED	×	×	×	×
THIRD PARTY	×	✓	×	×
LAVISH GRUH	✓	✓	✓	✓

GIVING YOU YOUR TIME BACK

Freedom of Time



Trust Your Home is In Good Hands

Know that we will protect your home and ensure the safety of all guests with our risk mitigation strategies.



Spend More Time With Your Loved Ones

Enjoy spending more time talking to family, friends and co-workers and not worrying about the day-to-day operations of your corporate accommodation.



Put Your Mind at Ease

Have peace of mind knowing that you can sit back and relax, while we make you money with our revenue optimization strategies.



Check In to Your Owner's Portal

At any moment in time, login to your Owner's Portal to check the financial progress of your property.



Spend Time Doing the Things You Love

Go and head and enjoy spending the money we're making you on the things that you love to do!

"I CAN DO THIS MYSELF"

Why Work With LavishGruh?

You Might Be Wondering: "Why should I give my home to **LavishGruh** when I can just manage it all **myself?**"

QUESTIONS TO ASK YOURSELF



How will you determine the daily rental rate?

How will you price for seasonality?



How will you market the property?



How will you rank on the first page of Airbnb?

Do you know how Airbnb SEO works?



Do you have a Corporate Housing Network that you can access?

How will you perform the daily cleanings?



How will you handle 24/7 guest communication?



How will you handle guest issues?

How will you handle maintenance issues?



How will you collect guest IDS?



How will you collect damage deposits?



How will you figure out the tax remittances?

Next Steps

Connect With Us



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