

Corporate Casa

Tenant Placement & Shorter-Term Stays

Turn Your Property Into A High-Performing Asset

White Glove Management for Shorter-Term Stays, with Proven Results

You own the asset. We run the business.

Long-Term Rentals Cap Your Upside

Traditional rental models leave money on the table and create unnecessary friction.

- X Fixed rent limits income potential regardless of market conditions
- X Vacancy periods between tenants eat into annual revenue
- X Tenant wear, damage, and costly eviction processes
- X Self-management time burden steals your attention
- X Furnished units sit underutilized at fixed monthly rates
- X Active/passive income and tax benefits

The Dual Revenue Advantage

DUAL REVENUE STREAMS = MAXIMUM OCCUPANCY + PREMIUM RATES

Corporate Tenants

- Fill gaps between vacation bookings
- 30-90 day stays = steady, company-paid income
- Healthcare workers, consultants, executives
- Company-paid = reliable payment
- Professional guests = less wear & tear

Vacation Rentals

- Peak season premium rates
- Weekend & holiday bookings
- Families, couples, groups
- Higher nightly rates
- Seasonal demand spikes

The Revenue Multiplication Effect

Corporate tenants fill vacancy gaps • Vacation rentals capture peak premiums • Your property never sits empty

The STR Market in 2026

\$119B

U.S. market size
projected for 2026

54.9%

Average occupancy
stabilizing

+6.8%

Demand growth
forecasted 2026

4.95★

Rating from 1,400+ reviews

68

Properties under
management

1.47x

Average revenue increase
vs traditional

A True Hands-Off Partnership

You stay passive. We stay accountable.

You (Owner)

- Own the property and retain full equity
- Provide initial furnishings
- Benefit from property appreciation
- Receive transparent monthly reports
- Block calendar for personal use anytime

Us (Operator)

- Manage all booking platforms
- Handle guest services & communications
- Coordinate cleaning & maintenance
- Optimize pricing & revenue strategy
- Monthly financial reporting
- Maintain hospitality standards

Why Property Owners Choose Us

Features	Corporate Casa	Other Managers	DIY Management
SEO and visibility	✓	Limited	X
Build Independent Business	✓	OTA dependent	X
Dual Revenue Strategy	✓	X	X
24/7 Guest Support	✓	✓	X
Insurance Coverage	Third Party	Platform Insurance	Your policy only
Dynamic Pricing	✓	Basic	X
Higher Occupancy	✓	Average	Low
No lock-in: exit after 30 days	✓	X	N/A
Your Time Investment	Zero hours	5-10 hrs/mo	20-30 hrs/mo

The Truth: You Can't Compete With Our Infrastructure

With our 20% fee — you're buying access to infrastructure you could never build alone.

What You're Actually Trying to Compete Against:

Corporate Partnerships & Direct Channels

- Partnership agreements with 100+ Fortune 500 companies
- Direct booking pipeline from corporate travel departments
- Negotiated rates with healthcare systems, consulting firms

Multi-Channel Marketing Machine

- Curated email list: 50,000+ corporate contacts
- Dedicated agent posting on FB groups, LinkedIn daily
- \$5,000+/month paid advertising campaigns

Distribution & Technology Systems

- Professional website with booking engine
- Direct booking system (bypass platform fees)
- Automated guest communication & CRM

Repeat Guest Engine

- Automated remarketing to previous guests
- Loyalty program driving 30% repeat bookings
- Strategic email campaigns for off-peak periods

24/7 Professional Operations Team

- Revenue manager optimizing prices 24/7
- Guest services responding within 2 hours, any time
- Operations coordinator managing 50+ vendors

Platform Algorithm Mastery

- Insider knowledge of Airbnb/VRBO ranking factors
- First page placement on all major platforms
- Strategic instant booking & pricing to boost algorithm

The 7-Phase Process

A proven system designed to maximize your property's earning potential

PHASE 1

Agreement & Strategy

Contract execution and property assessment

PHASE 2

Property Setup

Smart locks, photography, inventory

PHASE 3

Market Launch

Multi-platform listing deployment

PHASE 4

Initial Traction

First bookings and reviews

PHASE 5

Optimization

Performance analysis and refinement

PHASE 6

Stable Revenue

Consistent bookings and income

PHASE 7

Growth Mode

Ongoing optimization and reporting

Foundation & Setup

Agreement & Strategy Session

- Contract execution and legal framework
- Property assessment and revenue analysis
- Market positioning strategy
- Pricing framework development
- Owner expectations alignment

Timeline: Days 1-3

Property Onboarding

- Smart lock installation and configuration
- Professional photography session
- Inventory and amenity documentation
- Vendor coordination (cleaners, maintenance)
- Platform account setup and integration

Timeline: Days 4-10

Launch & First Bookings

Multi-Platform Market Launch

- Listing creation with optimized descriptions
- Dynamic pricing algorithm deployment
- Calendar synchronization across platforms
- SEO optimization and keyword targeting
- Social media and website promotion

Timeline: Days 11-14

Initial Guest Acquisition

- Guest inquiry management and conversion
- Booking confirmation and pre-arrival comms
- First guest experience optimization
- Review generation and reputation building
- Feedback collection and rapid adjustments

Timeline: Weeks 3-6

Optimization & Sustained Growth

Performance Optimization

- Revenue analytics and trend analysis
- Pricing strategy refinement
- Listing content A/B testing
- Guest experience improvements
- Competitive market positioning

Weeks 7-12

Stable Revenue Phase

- Consistent booking patterns
- Established review reputation
- Predictable monthly income
- Streamlined operations
- Owner confidence building

Month 3+

Ongoing Management

- Monthly performance reports
- Continuous pricing optimization
- Marketing campaign execution
- Property maintenance coordination
- Strategic growth planning

Ongoing

Risk Management & Protection

This is hospitality — not unmanaged renting.

Guest Screening

- ✓ Platform verification required
- ✓ Manual ID and background checks
- ✓ Review history analysis

Insurance & Protection

- ✓ Waivo supplemental coverage
- ✓ Platform host protection
- ✓ Photo documentation

Property Monitoring

- ✓ Noise monitoring systems
- ✓ Post-checkout inspections
- ✓ 24/7 emergency response

Quality Standards

- ✓ Professional cleaning
- ✓ Property condition reports
- ✓ Preventive maintenance

Transparent Communication

Complete transparency. Every owner receives detailed performance insights and maintains full visibility.

Monthly Performance Reports

- Detailed revenue breakdown by platform
- Occupancy rates and booking trends
- Expense itemization and reconciliation
- Net income statements with clarity

Real-Time Access

- Live calendar and booking visibility
- Guest communication transparency
- Maintenance request tracking
- Direct contact for any concerns

READY TO GET STARTED?

Let's Maximize Your Property's Potential

Performance-based partnership. We only succeed when you succeed.

- ✓ No upfront fees to Corporate Casa
- ✓ Complete transparency
- ✓ Professional management
- ✓ Proven track record

90-Day Trial • Exit any time after 30 days, no fee

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