



Welcome to Oak Street Hotel & Vacation Homes.

We invite you to get to know our staff and find out what our company can do for you and your investment property. This booklet will provide you with informative material about our Vacation Management Services.

Most often, the first two questions an owner has when considering the use of their home as a vacation rental are:

*What can I rent my home for?
What kind of occupancy can I expect?*

In order to help answer those questions, we have used our years of experience to compile a list of items that can help optimize your income and occupancy. You will be able to see how your property compares with requests of guests and learn how to make transformations to increase your potential for income and occupancy.

What Affects Price?

- Occupancy Limit
- Number of Bathrooms
- Square Footage
- Storage Areas
- Location

What Affects Occupancy?

- Permitting of Pets
- Laundry Facilities
- Available Services (internet, phone, etc.)
- Views
- Yards and Decks
- Owner Occupancy

The next page will provide you with a sample formula on how we arrive at a nightly rate during the high season, May through September. Fill in the blanks with information about your property to identify where you might fall in the rate schedule. This will also give you an opportunity to see where you may be able to make improvements to increase your income potential.

Keep in mind that there are limits as to what you can do to increase the rate. For example, simply adding more beds to increase your occupancy level may not be feasible if you only have one bathroom for the household to share.

Views are often subjective – both to the property owner and the guest. The formula is based on fixed qualities of the home, size and location, which cannot easily be adjusted. Having views and other amenities will increase your rate within the formulated range.