



Short-Term Property Rental - Winter Park Area!

+ Independent, Boutique Property Rental Company!

Long history, operating in the Winter Park/Fraser Valley.

+ Business Performance at Top of Industry Metrics!

Excellent Earnings: EBITDA & Seller's Discretionary!

+ Resort & Surrounding Communities are Top Destinations!

Strong Summer and Winter Visitation, International Draw!

+ Advanced Software utilized in Office & Website Tools

HomeAway Software (VRBO) and QuickBooks!

+ Longstanding/Perennial Homeowner Clients!

(*2015 Tax numbers reflect only the company's commissions)

Financial Synopsis

Asking Price (Business):	\$ 599,000
Seller Discr. Earnings (2017):	\$ 198,800
Projected Earnings 2018 (Growing)	\$ 210,000
Office Equipment & Supplies (est.)	\$ 25,000

Business Synopsis

Location:	Winter Park/Fraser Valley
Operation History:	25+ years
Employees:	PTE+ Contractors
Hours:	9a-5p (Mo-Fr)

Notes & Comments:

This Short Term Vacation Rental Business is a great acquisition for a successful professional looking to apply their management, sales & marketing skills. Business requires no special licenses or permits. Excellent financial performance offers a great income, ROI, and a strong platform to achieve growth through acquisition and organic demand. This specialty-service business offers a professional environment rooted in a relaxed mountain community. The business has an excellent mix of properties central to these internationally recognized summer & winter destinations, experiencing nice growth. Their multi-year homeowner contracts have a high renewal rate, with longstanding clients. Business has an excellent location, highly visibility! A long-term lease is available, located on Main Street in this resort market! They have an excellent reputation and are regularly offered new rental properties - plentiful opportunity for continued growth!

The local communities & resorts continue to invest in infrastructure improvements, capacity and amenities which supports this company's growth! Business is well positioned to expand their property mix and add client services. Employees & computerized booking & management systems assist in day/day controls. Local market and business are performing well 2015 - 2018, accompanying their 25+ year company history. The Winter Park/Fraser Valley is experiencing growth through its popularity with CO residents and international guests.

Excellent opportunity with a growing business in a Destination CO Mountain Resort Community!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost to provide indication of buyer qualifications and execute a Confidential Disclosure.

Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by a Broker Agreement and Questionnaire. Accordingly, MG makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a fiduciary agent of Seller and does not represent Purchaser in the sale of this business. Information contained herein, and the notice of this Business-Sale, are Confidential.

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