



VACATION PROPERTY RENTAL AND MANAGEMENT COMPANY

Southwest Idaho Location

THE COMPANY

Escape from the rat race with this “get away” business! This vacation rental and property management company is perfect for a couple or an individual looking for a live/work opportunity in a beautiful resort area. With incredible attention to detail, our client company built a niche in its market by providing top notch service to property owners as well as short term vacation property renters. Our client company is not just a rental marketing company (although they are very good marketers), they provide property maintenance, property bookkeeping service, and housekeeping to several clients in addition to its portfolio of vacation properties. While the Company provides year round rentals, certainly two thirds of its revenue is generated over a five-month, peak season period. The Company has five employees, including two year-round full time employees, one full time during peak season and part time non-peak season, and two part time owners. During the peak season one owner works nearly full time in operations management, while the other is part time year-round and responsible for website maintenance, marketing and data entry. The Company has an excellent website positioned for maximum exposure through search optimization. Further the Company works through multiple web venues for extended market coverage.

THE LOCATION

The Company’s property rentals are located in a year round resort town in Idaho. It leases a small office in town, but the company lends itself quite well to a home-based business. The current office lease is month-to-month.

THE REASON FOR SELLING

The owner is ready to retire.

THE IDEAL BUYER

The ideal buyer is an individual buyer or couple interested in a lifestyle business located in one of the most scenic areas of Idaho.

THE POSSIBILITIES

The Company, purposely built on a scalable platform, is profitable and has potential to grow through expanding existing services or add on services to expand the revenue base. A new owner can take advantage of the excellent reputation and Company foundation to grow the business or enjoy the current Company cash flows and maximize the lifestyle business experience!

ASKING PRICE
\$200,000

TERMS:
Cash or Terms Acceptable to Seller

INCOME STATEMENT SUMMARY

	2017	Estimated 2018
Gross Revenue	\$202,589	\$210,000
SDCF*	\$65,602	\$85,000

Financial information provided by Seller

**Seller’s Discretionary Cash Flow*

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

Randy Limani
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