

# The Cottages

ON THE KEY





*Every guest  
and owner*

deserves to experience  
the 'WOW' factor.





# The Cottages on the Key

Whether with an owner or vacationer, the CottageCrew will build a relationship based on trust, transparency and superior service. We find the right guest and pair them with the right house from our exclusive collection of vacation homes located in one of the most desirable beach destinations in the world. Our well-defined homes and outstanding concierge service create lasting impressions with every guest and maximum investment results for every owner.



# Soak up the sun

along our white-sand beaches. Treat yourself to diverse dining, enriching arts, shopping and culture. Here, each moment is your own.

## Visit Sarasota!





# Why Sarasota?

(AND HER ISLANDS)

Located in southwest Florida, sunny Sarasota and her sister islands, Siesta Key and Lido Key, offer a tropical experience like no other. It's rated #1 as a U.S. beach destination and is a favorite for European visitors. There's plenty of choices in dining, entertainment, shopping, enriching arts, and culture. Miles of beautiful white sugar sand, with blue waves from the Gulf of Mexico breaking on its shores, offers the best kind of day at the beach. Homes in this area have appreciated above market for over ten years.

Why Sarasota? We can't think of a reason why not!

## OUR OFFICE LOCATIONS



# Guests and owners

set the standards for which  
our team members live and work by.



# White Glove

(SERVICE)

Many of The Cottages' rental guests are returning customers and that's not an accident. Our fully staffed operations and cleaning crews ensure each home is "CottageClean" before and after each rental, and everything is in working order when guests arrive. We personally welcome guests, solicit a contact for any concerns during their stay, and respond to any issue immediately on request.

For owners, that means no worries about the impact on their investment and maintaining its value for their future use. The home is inspected several times each year with repairs and renovations managed by our crew. Our locally based staff focuses on fulfilling the individual goals of every property. Owners have secure access to financial and operating reports about their home and can see in real time how well their investment is performing.



Every guest and owner  
is important and therefore...

*every  
experience  
counts.*





# Caring for You

(AND YOUR HOME)

Creating an amazing and fulfilling experience for guests and owners is at the heart of what we do. Success for our owners comes by adhering strictly to our brand standards across the portfolio. We focus on the homes that will stand out from other available rentals in the area resulting in higher rental income. That means more revenue with lower usage for your home.

We also pre-screen our guests. We don't want someone in your house that you wouldn't welcome there yourself. Many of those vacationers will become repeat guests based on the quality, cleanliness, and location of your investment property.





*Quality and consistency*

are traits that define  
our company standards.

# THE COTTAGES DIFFERENCE

## How we Work (FOR YOU)

We approach the return on investment of your home like it's ours. In fact, our Master Lease Agreement allows us to manage the business enterprise of your vacation rental on your behalf, while you passively earn income from our endeavor. This relationship is symbiotic. Simply put, we won't make money unless you do. Our history of proven results for owners has given them the confidence that our team will always act in their best interest.

We create the listings that offer the best first impression for your home. We target our message and placement to attract the right kind of guest for your investment goals. We manage guest inquiries and bookings as part of our service saving you valuable time.

We earn your trust every day, like it could be the last opportunity we have to impress you. Our owners can terminate their master lease agreement at will with no penalties or cancellation periods. There's complete transparency in our accounting and operations reports for your investment. Our goal is to maximize your return and keep your business as long as the home is a vacation rental. Your success is our success.



The Cottages  
ON THE KEY







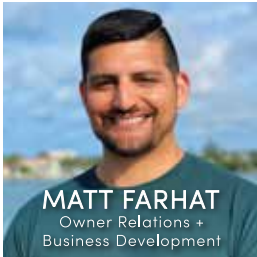
# Placing thought & reason

into each decision.

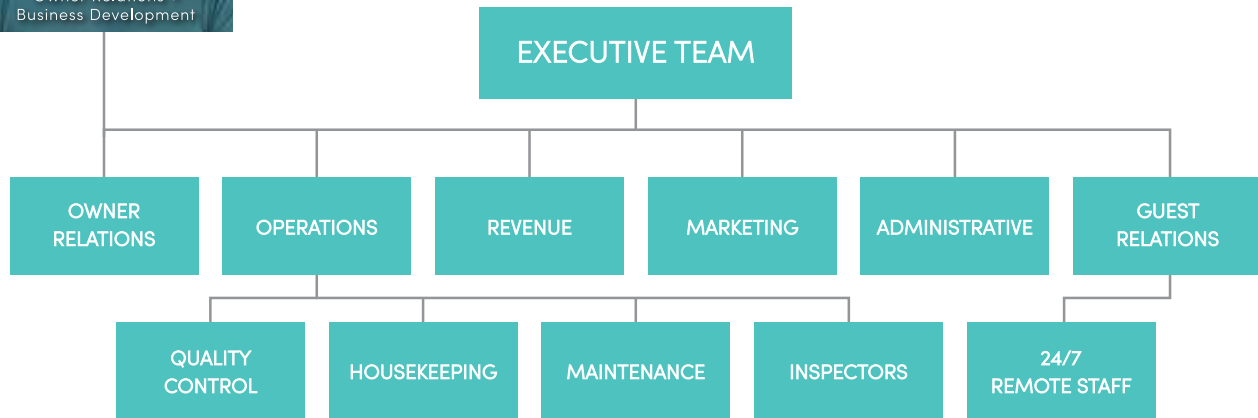
# Your Investment

(MANAGERS)

When The Cottages on the Key manages your investment property, you will see enhanced returns while we earn your complete trust and confidence. If you are just starting to look at a second home for vacations or retirement, we can help with that as well.



Our team is local and we know this community. We know the types of homes that are most profitable, and we always have an ear to the ground for investment opportunities.



# Happy Clients

"We are very thankful to you and The Cottages on the Key. Everyone was so informative and responsive. You gave us the opportunity to get rental income and we'll use it once in a while to vacation with friends or family. So that sums up how you got rock star status, which I don't throw out often. Thanks again!"

- A.M.  
Local Owner





# What's Next (STEPS)

It doesn't matter if you have a home yet or not. Choosing Sarasota and The Cottages on the Key is the next step. If you already have a property, contact us to visit your home and we will provide you with your customized revenue forecast based on your current and coming amenities, characteristics and personal goals.

If you are still searching for the right property, look no further. We can work directly with you to assess potential investment properties that would fit our portfolio and your preferences.

Contact The Cottages on the Key professionals to find out how to get started. If you are ready to invest in us, we are ready to invest in you. Our company ethos is to build a trusting, collaborative partnership that results in positive outcomes. We'll walk through each step in the process with you. We want to help make your dreams a reality.



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Today is important but  
Tomorrow is our focus.

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[TheCottagesOnTheKey.com](http://TheCottagesOnTheKey.com)

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