

Short Term Rental Performance

20 Lake Pines Circle
Conway, NH 03813



Introduction to who we are

We're a family-owned business with 9 years of short term rental experience striving to manage properties that provide renters with top notch experiences.

Our guest-centric strategy allows us to generate a high volume of 5 star reviews. This makes our listings rank high on platforms like AirBnB, Google and VRBO, providing increased impressions and bookings.

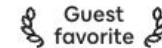
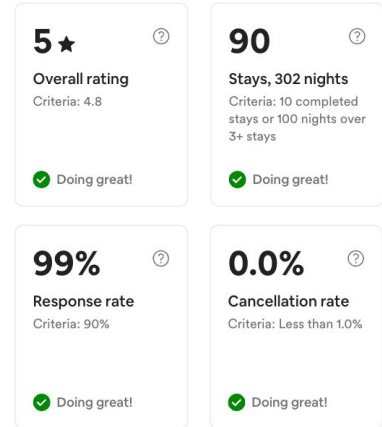
Our clients see high occupancy rates, increased revenue and high rate of repeat bookings. Our clients enjoy a peace of mind knowing that their properties are well managed and cared for.

Contact Tim directly, either via text or phone at [617-645-0430](tel:617-645-0430) or email us today to learn more about how we can assist you: tim.braga@mwwpropertymanagement.com



What we bring to you

- **Exceptional experiences to your guests:** we have a proven track record of optimizing revenue by providing experiences renters love allowing for 5-star reviews as well as repeat “direct” bookings.
- **Airbnb Superhost and Vrbo Premier Host status:** this exclusive recognition speaks to the exceptional experiences and provides your property with increased visibility, consumer trust and conversion, translating into increased revenue.
- **Property competitiveness:** our consistent analysis of the market keeps your property competitive as supply and demand fluctuate in the market. This allows for high occupancy rates and optimal revenue.
- **Full property management:** we organize cleaning, yard, and maintenance crews to provide guests with an exceptional experience and hosts with competitive pricing and a peace of mind of an experienced trusted partner.



Guest favorite

One of the most loved homes on Airbnb, according to guests

Recommendations to up-level performance

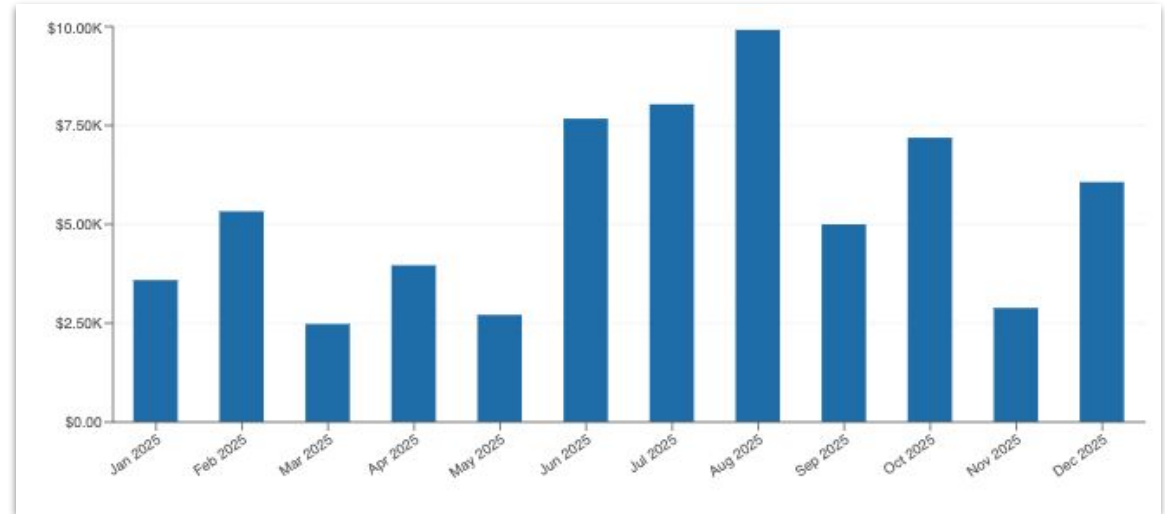
- **Hot tub:** In the White Mountains, a hot tub is one of the strongest guest-facing amenities. Across our portfolio, homes with hot tubs consistently outperform those without, both in occupancy and ADR. While the investment is typically around \$5,000, it can materially improve how the property competes and performs.
- **Washer and dryer:** Adding laundry is another strong upgrade, especially for families and longer stays. It makes the home more convenient, increases the likelihood of multi-night bookings, and broadens the appeal of the property. There appears to be available space to install this in the full bathroom.
- **Yard and back deck:** There is also an opportunity to rethink the outdoor experience and how we market it. With the right combination of games, a new firepit, grill, hot tub, and a more intentional deck/yard setup, we can create a stronger “outdoor living” story that drives more guest engagement and booking appeal.

Rental Revenue (2025)

2025 closed at a very healthy \$64,833.44 in rental revenue.

As with most properties in the valley, spring tends to be the slower season, while summer is when the market truly comes alive. The good news is that your home is very well positioned for summer demand.

Actioning on the recommendations mentioned in the last slide could fuel 20-30% increase in rental revenue.



How do the months ebb and flow:

On the right we are looking at occupancy data for 20 Lakes Pines, averaging to 54% for 2025.

What we can see is a low season in Q2 which rebounds nicely with families heading up for the summer months followed by hiking and foliage then winter.

