



K A L O S
D W E L L I N G S

BOUTIQUE STYLE PROPERTY MANAGEMENT



WHO WE ARE....

Kalos is a property management company redefining everything we think about "property management".

We are a full-service, boutique-style property management company who is family-owned and operated.

We pride ourselves on:

Open Owner Communication – Transparent, responsive, and proactive communication.

Collaborative Property Management – We work together with owners, leveraging multiple resources and a dedicated team to deliver seamless results.

Unreasonable Hospitality – We go beyond expectations. Period.

WHO WE SERVE....

We have the pleasure of partnering with owners across Nashville and 30A Florida. Our owners are able to relax and be stress-free knowing their clients are going to be taken care of. As a super host with over 2,500 5-star reviews, you can sleep easy knowing your clients are happy.

WHAT WE SPECIALIZE IN....

- Expert Pricing Strategies – Our dedicated revenue management team uses data-driven insights to optimize your rates and maximize rental income.
- Décor Assistance & Professional Photography – We help elevate your property's look and feel so it stands out and attracts high-quality guests.
- Booking Platform & Guest Management – Seamless management from inquiry to checkout, ensuring both owners and guests enjoy a stress-free experience.
- Concierge-Style Guest Communication – Guest support that's never AI-powered. Real people are always available to assist, ensuring a personal touch every time.
- Full-Service Cleaning & Maintenance – Perfection is our standard. We handle every detail, keeping your property spotless and guest-ready at all times.
- Trusted Vendor Partnerships – We coordinate with reliable HVAC, pest control, and golf cart service providers so you can relax knowing everything is taken care of. Click [here](#) to discover our partnerships.

KALOS DWELLINGS

FIRST YEAR PROJECTION EST.*

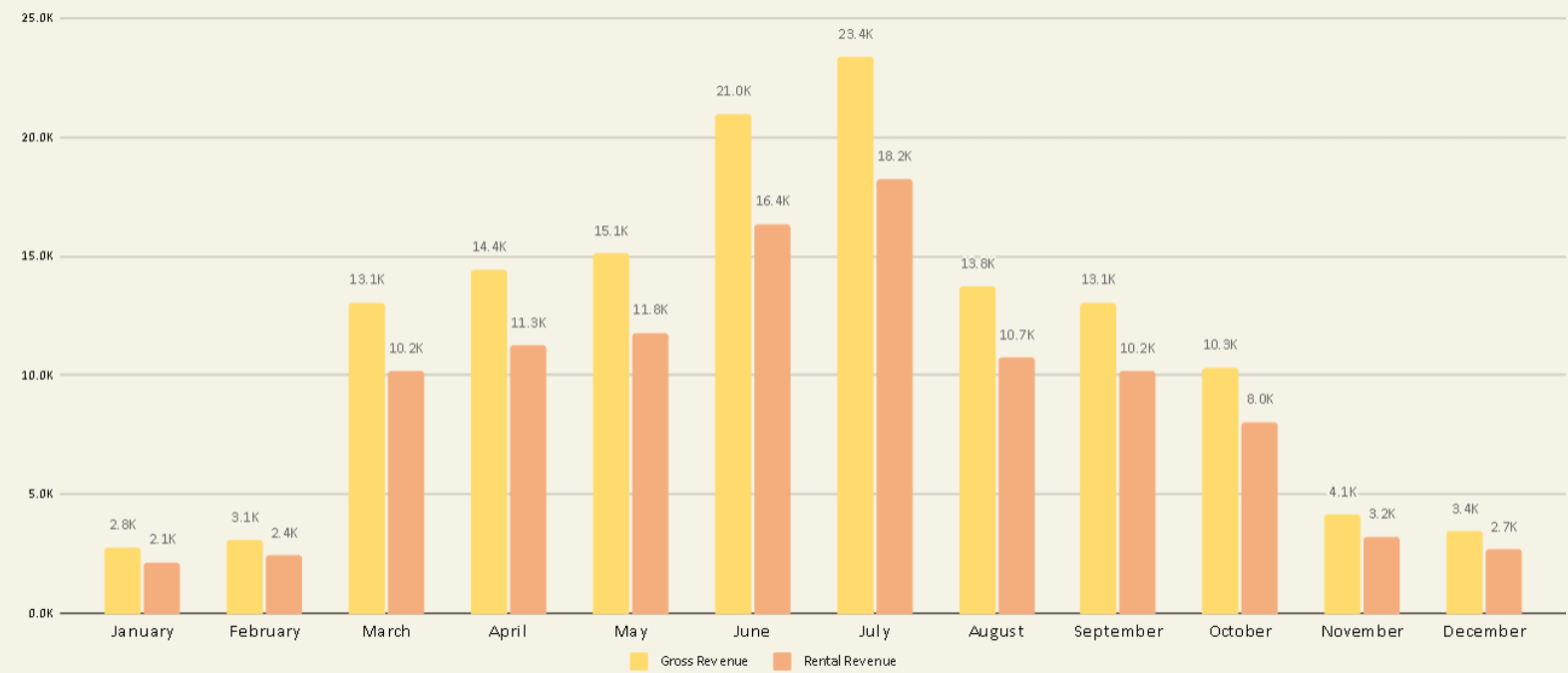
GROSS REVENUE
\$125,000–150,000

470 Beach Bike Way, Inlet
Beach, FL 32461



*Initial projection is based on total revenue generated over 12 months with limited owner usage.
*Gross Revenue is based on rental revenue plus cleaning and damage protection fees.

Gross Revenue: \$137,500 | Rental Revenue: \$107,250



WITH OVER 2,500 FIVE STAR REVIEWS, OUR GUESTS CAN'T BE WRONG!



Great stay over New Years 2023! Aaron was very responsive to questions and this rental was spotless! Do no hesitate to visit!

We have utilized several rental agencies for trips to 30a. Kalos by far the best in class. Glad we stumbled into Kalos. We will use them for all 30a properties going forward.

No complaints whatsoever!! Hosts were extremely kind, and accommodating. They also always were super quick to respond and tried to help us any way they could. Highly recommend

This place was incredible! Exactly like the pictures, super nice, and probably the cleanest place I have ever stayed at. Sarah was also great and helpful!

Sarah was a great host, she was responsive to all of our needs, gave suggestions and was available to fix any challenge we had during our stay. The townhouse is beautifully decorated. It's so central to everything. We look forward to our next stay!

This place is a hidden gem! The decor and artwork has that Nashville vibe. The house is pristine with comfy beds and quality linens. It was so nice to have all the amenities. Sarah was an over the top superhost who made our stay amazing!

We can't say enough of the team that took care of this Airbnb, the location and the kindness! Highly recommend!

Beautiful Airbnb, the pictures do not do justice to how nice the place is. The host is very thoughtful and responsive. The residents in the community are very friendly as well. Highly recommend

This was the easiest experience and the hosts were so easy to communicate with. They really went out of their way to accommodate us and I love that they are respectful of their neighbors!

We loved staying here! Location was perfect and close to everything. Really cool bar across the street! Bikes and golf cart were great, we didn't touch our cars all weekend!