

Harris Properties Management, Inc.

Helping you find your perfect spot in the sand for over 30 years!



**In 1983 Steve & Becky Harris
purchased "SH 59"**

An investment in a single gulf front home over the course of 30 years has now become Harris Properties Management Inc. A licensed real estate brokerage dedicated to serving owners of vacation investment homes along the beautiful Alabama Gulf Coast.

Harris Properties Management, Inc. takes an owners perspective toward managing investment properties. We have been owner operators for over three decades and understand what it takes to get the full rental potential from the homes we manage. In 2012 we managed a 79% occupancy rate across all of our homes and 2013 looks even stronger.

How is Harris Properties Management different?

- An owners perspective toward investment property
- Effective and efficient online advertising
- Cost effective maintenance & bi-annual inspections
- Knowledge of the vacation home set-up process
- Rental Income Maximization



How much does it cost to have my vacation home managed by Harris Properties Management?

We charge a 20% commission on rental revenue.

What do I get for that 20% commission?

- Complete online marketing campaign designed to maximize your homes revenue.
- We will handle all: rental inquiries, reservations, check ins, check outs, cleanings, preventative maintenance, guest complaints and other issues that may arise
- An online owners portal to gain instant access to your homes availability & financial picture
- Assistance in initial rental home setup.
- New, Premium, Digitally Enhanced Photos to optimize your homes marketing presence.
- **No owner usage restrictions & 2 complementary cleanings per year**
- Pre and post reservation inspections for each guest
- **Bi-Annual inspections** of the home and kitchen inventory
- Bi-Annual recommendations for upgrades and repairs to keep your home in great shape
- Annual **Price Analysis** to optimize your rental revenue throughout the year.
- A 10% Owner Referral Commission Rate

I know photos are important but a photo is a photo, right?

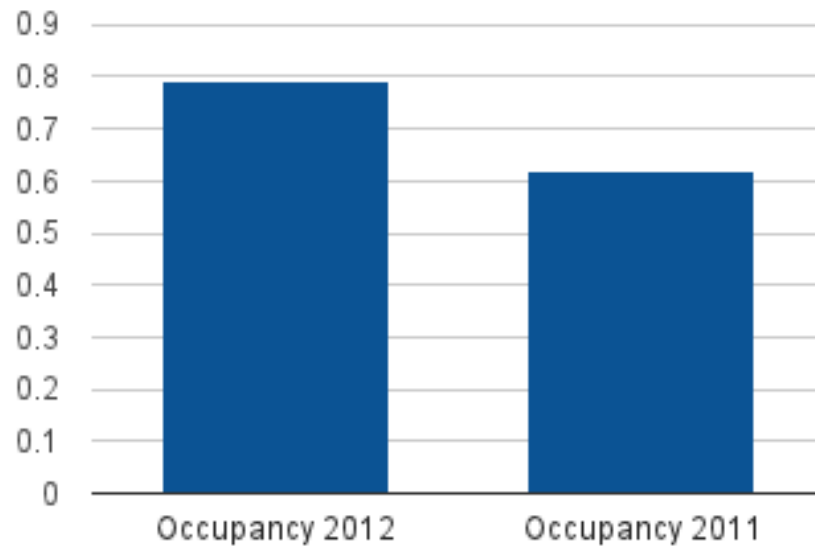
The photos used to market your home are the most important piece of the marketing puzzle. We take new photos with professional lenses and lighting then digitally enhance the photos to optimize your homes marketing presentation.

These are all photos of Catalina, but which home would you rather rent?



How well does HPM rent the homes you currently manage?

2012 vs. 2011 Occupancy Rates



Overall, we had an occupancy rate of **79%** for the 2012 calendar year.
Up from 62% in 2011.

How much can a two bedroom rental make in a year?



**Catalina
Beach Front in Fort Morgan
\$54,138 in 2013**

**Fountain of Youth
Beach Front in Fort Morgan
\$54,607 in 2013**



How much can a three bedroom rental make in a year?

**That'll do
Beach Front in Fort Morgan
\$55,248 in 2013**



**Wall Street
Beach Front in Fort Morgan
With Community Pool
\$75,475 in 2013**



How much can a four bedroom rental make in a year?



**Summer of '42
Beach Front in Fort Morgan
With Community Pool
\$78,523 in 2013**

**Somewhere in Time 1
Beach Front in Gulf Shores
\$80,727 in 2013**



How much can a non-beach front rental make in a year?



**19th Hole
Kiva Dunes Resort
With Community Pool
\$62,450 in 2013**



**Sawgrass
Morgan Town Beach Community
With Community Pool
\$65,933 in 2013**

How can I learn more about Harris Properties Management helping me with my vacation rental?

Call: 1-877-446-4853

Email us: hpvacations@gmail.com

Visit us: ourgulfshoresvacation.com

If you are interested in investing in a vacation rental property call today!
The Alabama Gulf Coast has dozens of properties that have the potential to produce between 6% to 9% cash return on your invested dollar.
Further investment returns are likely through home value appreciation.

Benefits of Investing in Vacation Real Estate

- Use and Enjoy Your Investment
- Cash Positive Investment
- Steady Real Estate Value Appreciation
- Use of Tax Deductible Mortgage Interest
- Further Tax Deductions Through Allowable Depreciation