



**GREAT AMERICAN**  
VACATIONS



[www.GreatAmericanVacations.com](http://www.GreatAmericanVacations.com)

**EXCEPTIONAL  
CARE**



**FAST  
COMMUNICATION**



**PROFITABLE  
RESULTS**



**859.699.6331**

**[laura.GreatAmericanVacations@gmail..com](mailto:laura.GreatAmericanVacations@gmail..com)**

# WELCOME TO THE GREAT AMERICAN VACATIONS FAMILY

In operation since 2001, Great American Vacations is a family-owned property management company that also provides quality vacation rentals while delivering exceptional service to both our guests and homeowners.

For our homeowners, Great American Vacations is a company that you can choose with confidence to provide you with exceptional property management services. Becoming a part of Great American Vacations is a wonderful opportunity to ensure that your vacation property is well-maintained and generate supplemental revenue when you are not there.

Exceptional care, fast communication, and profitable results.



# WHAT WE DO



We offer services such as Advertising and Promotion of your Property, Reservations and Billing, Monthly Owner Statements, Monthly Owner Payments, Sales Tax Returns, Guest Services, 24/7 Emergency Services, Housekeeping and Cleaning Services, Maintenance and Repair Services, Pest Control, and Pool Care Services.



## EXPERT HOUSECLEANING

Our housekeepers are trained in the latest safety and cleanliness standards to expertly care for your home.



## LICENSING AND PERMITTING

We are experts on all local rental licensing requirements



## IN HOUSE MAINTENANCE

Our in-home maintenance team is skilled and can handle all basic repairs quickly and efficiently.



## OUR TEAM

We have a team of professionals who work assiduously and is there to support you every step of the way.



## CARE

Your home is treated as if it is our very own.



## LEVERAGE

We market your vacation home through a variety of distribution channels.



## RELIABLE COMMUNICATION

We are available to you 24/7 if you have any questions or concerns.

We value you not only as our customer, but also as part of our family.



## HANDS ON REVENUE MANAGEMENT

We regularly monitor the latest pricing trends to ensure your home is priced for profit and occupied to its fullest potential.

# OUR TEAM



**Shane Harstine**  
*Founder*



**William Bailey**  
*C.E.O.*



**Kristyn Jennings**  
*Chief Marketing &  
Business Development*



**Bob Onesti**  
*Property Manager*



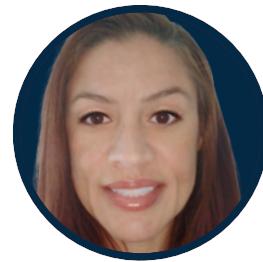
**Angie Perez**  
*Property Manager*



**Heather Harstine**  
*Chairman of the Board*



**Laura Bailey**  
*Onboarding &  
Business Development*



**Omayra Jennings**  
*Office Manager*



**Hope Onesti**  
*Property Manager*

# MARKETING

The Orlando market is one of the hottest vacation destinations, and we have more than 20 years of experience navigating the local rental market. Our marketing techniques consistently outperform the competition.



## COMPREHENSIVE MARKETING

We market your vacation home through a variety of distribution channels and booking sites to get the best visibility to achieve the maximum rental income.

## EXCLUSIVE TRAVEL PARTNERSHIPS

We partner with more than 10 tour operators and 70 booking agents around the world.

# BOOKING PARTNERS

We own 4 booking agencies and also partner with the top online travel agencies to ensure qualified, discerning guests for your home year round.



VACATION BY THE MOUSE  
STAY • PLAY • RELAX



Lost in the Magic  
Disney Area and Emerald Beach Rentals

  
Head for Orlando  
and the Beach

  
Homes4uu  
Orlando Vacation Homes  
Over 20 Years

 airbnb

 vrbo

 hopper

 Booking.com

 HomeAway  
Premier Partner

 FLORIDA  
RENTALS.com

 NORTH AMERICAN  
VACATION HOMES

 topvillas

 USAirtours  
The Travel Agents Choice

 tripadvisor®

 OCEAN  
HOLIDAYS

# E-MAIL MARKETING

We send out two email marketing campaigns every month to more than 40,000 clients. One featuring a "Home of the Month" and another listing 3 homes with special rates as "Last Minute Specials".



5 beds | 10 people  
LEGACY PARK RESORT

## HOME OF THE MONTH

Indulge in a home-away-from-home experience with our exquisite 5-bedroom villa – a true paradise!

Sip your morning coffee on the patio with comfy outdoor furniture, a spacious deck, a private screened pool, and a spa. Challenge your crew to games of pool, ping-pong, foosball, and darts in the game room. And win the award of parents of the winner with our themed kid's bedrooms.

We thought about every detail to ensure you a comfortable and worry-free stay.

Create lasting memories in our Home of the Month – where luxury meets magical moments.

## LAST MINUTE SPECIALS



BOOK NOW

THE ENCLAVES - 350  
3 Beds | 9 People

Rates starting at: **\$136.25**



# SOCIAL MEDIA

Our Social Media Platforms are updated weekly. Facebook, Instagram, and we post all our videos and virtual tours on our YouTube Channel.



FACEBOOK

Great American Vacations  
397 likes · 426 followers  
Call Now · Liked · Message  
Intro  
In operation since 2001, GAV is a family owned management company based in the Orlando area, offering  
Page · Vacation Home Rental  
Orlando, FL, United States, Florida  
(877) 228-6357  
Info@GreatAmericanVacations.com  
greatamericanvacations.com  
Promote Website  
Always open ·  
Posts  
Great American Vacations · December 18 at 12:25 PM ·  
Experience upscale vacation living at The Retreat at Champions Gate in Kissimmee, Florida!  
Just 12 miles from Walt Disney World and 30 minutes from Orlando International Airport, this luxury 5-bedroom townhome offers a perfect blend of comfort and convenience.  
Designed with your family in mind, it features modern amenities and ample space to accommodate up to 12 guests. Central to Orlando's top attractions, it's your ideal getaway!  
#ChampionsGate #LuxuryVacation #Kissimmee · See more  
Photos · See all photos

greatamericanvacations · Following · Message · 146 posts · 561 followers · 1,558 following  
Great American Vacations  
VACATION HOMES MANAGEMENT & RENTAL  
WEBSITE: [www.greatamericanvacations.com](http://www.greatamericanvacations.com)  
Followed by [neardisney](#), [blueseahorsevacations](#) + 4 more  
ABOUT  
Posts · Reels · Tagged  
5 BEDS · 10 PEOPLE · CHAMPION GATE  
4 BEDS · 8 PEOPLE · SOLTERA RESORT  
7 BEDS · 15 PEOPLE · ERMAL-ILAND  
8 BEDS · 16 PEOPLE · CHAMPION GATE  
4 BEDS · 8 PEOPLE · SANDY RIDGE  
5 BEDS · 12 PEOPLE · SOLTERA RESORT



INSTAGRAM



Great American Vacations  
@greatamericanvacations · 17 subscribers · 45 videos  
In operation since 2001, Great American Vacations is a family owned vacation property · [more](#)  
greatamericanvacations.com and 2 more links  
Subscribed ·  
Home · Videos · Shorts · Playlists ·  
Latest · Popular · Oldest  
5 BEDS · SOLTERA · 5165 · 43 views · 4 months ago  
4 BEDS · MYRTLE BEACH · 707 · 27 views · 6 months ago  
8 BEDS · CHAMPIONS GATE · 811 · 23 views · 8 months ago  
3 BEDS · SILVER CREEK · 1445 · 12 views · 8 months ago  
5 BEDS · SOLTERA RESORT · 7543 · 125 views · 8 months ago  
6 BEDS · VERANDA PALMS · 4464 · 12 views · 8 months ago  
9 BEDS · ENCORE RESORT · 7504 · 39 views · 8 months ago  
6 BEDS · PROVIDENCE · 2256 · 29 views · 10 months ago

# TRANSPARENT PRICING

|   |                 |
|---|-----------------|
| <b>BOOKING COMMISSION</b>   | <b>18%</b>      |
| <b>MONTHLY MANAGEMENT FEE</b>   | <b>\$150.00</b> |
| <b>MONTHLY POOL CARE FEE</b>  | <b>\$120.00</b> |
| <b>MONTHLY PEST CONTROL FEE</b>   | <b>\$35.00</b>  |
| <b>ESCROW</b><br>(held with GAV, returned when management ends)                                     | <b>\$500.00</b> |
| <b>PROFESSIONAL PHOTOS, VIDEO/VIRTUAL TOUR</b>  | <b>\$500.00</b> |
| <b>INITIAL UTILITIES SETUP</b><br>(If requested, see section 4k)                                    | <b>\$400.00</b> |
| <b>LINENS PROGRAM</b><br>(OPTIONAL, \$40 per set per potential guest   available in certain areas ) | <b>TBD</b>      |

## SAMPLE OWNER STATEMENT

We provide monthly reports to our homeowners.

### Sample Owner Billing Statement

6-Bedroom Pool Home in a Resort Community  
(Storey Lake, Encore Club at Reunion, Champions Gate, Solara, Windsor Island, and More)

| Rental Income           | Base Rate(\$)     | Heat            | Pre-Tax Total     | FL Tax          | C. Tax          | Total Rate        | Check In   | Check Out  |
|-------------------------|-------------------|-----------------|-------------------|-----------------|-----------------|-------------------|------------|------------|
| Guest Reservation       | 1,893.50          | 280.00          | 2,173.50          | \$163.01        | \$130.41        | \$2,466.92        | 2025-12-01 | 2025-12-08 |
| Guest Reservation       | 3,875.68          | 0.00            | 3,875.68          | \$271.30        | \$193.78        | \$4,340.76        | 2025-12-29 | 2026-01-12 |
| <b>Total</b>            | <b>\$5,769.18</b> | <b>\$280.00</b> | <b>\$6,049.18</b> | <b>\$433.31</b> | <b>\$324.19</b> | <b>\$6,807.68</b> |            |            |
| Less:                   |                   |                 |                   |                 |                 |                   |            |            |
| Commission:             | \$1,038.45        |                 |                   |                 |                 |                   |            |            |
| Net Rental Income:      | <u>\$4,730.73</u> |                 |                   |                 |                 |                   |            |            |
| Expenses                |                   |                 |                   |                 |                 |                   |            |            |
| Description             |                   |                 | Amount            | Notes           |                 |                   |            |            |
| Monthly Management      |                   |                 | 150.00            |                 |                 |                   |            |            |
| Pool Care               |                   |                 | 120.00            |                 |                 |                   |            |            |
| Monthly Pest Control    |                   |                 | 35.00             |                 |                 |                   |            |            |
| <b>Total Expenses</b>   | <b>\$825.00</b>   |                 |                   |                 |                 |                   |            |            |
| Net Income              | <u>\$3,905.73</u> |                 |                   |                 |                 |                   |            |            |
| Balance From Last Month | \$ 0.00           |                 |                   |                 |                 |                   |            |            |
| Payment From Owner      | \$ 0.00           |                 |                   |                 |                 |                   |            |            |
| Payment Due To Owner    | <u>\$3,905.73</u> |                 |                   |                 |                 |                   |            |            |
| Amount Remitted         | \$ 0.00           |                 |                   |                 |                 |                   |            |            |
| Amount Due              | <u>\$3,905.73</u> |                 |                   |                 |                 |                   |            |            |

# 2026 CASH FLOW ANALYSIS

Please reach out to us for a personalized estimated projection for your property. Every home is unique, and we take a customized approach that considers your property's design, layout, amenities, décor, and location within the market. A tailored projection allows us to provide a more realistic and data-informed estimate rather than relying on general averages.

The more information you are able to share, the more accurate your projection can be. If you have current or past listings, advertisements, photos, or links to how the home has been marketed, these are especially helpful. They allow us to compare your property to similar homes and assess its positioning in today's rental market, ensuring the most reliable and practical forecast possible.

We are happy to walk through this process with you and answer any questions along the way — simply reach out when you're ready to begin.

## CASH FLOW PROJECTION

We provide you a cash flow estimated projection of income for your property.



### GREAT AMERICAN VACATIONS

**Business Development & Onboarding: Laura Bailey**  
859.699.6331 | laura.greatamericanvacations@gmail.com



#### 8-Bedroom, 6-Bathroom Windsor Island Resort Home

8 Bedrooms, 6 Bathrooms, Private Screened Pool with Lanai, Spa, Themed Bedrooms, 2nd Floor Loft, Beautifully Designed!



#### Expert Housekeeping

Our housekeepers are trained in the latest safety and cleanliness standards to expertly care for your home.



#### Detailed Property Inspections

Our property inspectors are comprehensive and detailed.



#### In House Maintenance

Our in-home maintenance team is skilled and can handle all basic repairs quickly and efficiently.



#### Comprehensive Marketing

We market your vacation home through a variety of distribution channels.



#### Dynamic Pricing

Our data-driven pricing tool adjusts your home's rates, daily, based on several factors to ensure that your home is priced for profit.



#### Transparent Pricing

Our management fee includes around the clock coverage for your home.



#### Licensing and Permitting

We are experts on all local rental licensing requirements.



#### Exclusive Travel Partnerships

We partner with more than 10 tour operators and 70 booking agents around the world.



#### Reliable Communication

We pride ourselves in delivering reliable and transparent communication to our homeowners.

**Monthly Management - \$150  
Pool Care - \$120 | Pest Control - \$35  
Commission Rate - 18%**

#### Projected Annual Rental Income **\$70K - \$81K**

This amount reflects total revenue after booking agent & tour operator commissions. The total includes the base nightly rate, pool heat fees, and taxes. Guests are responsible for cleaning fees.



**Minimum is Based on 83% Average Occupancy**

# WE CARE



Our in-home maintenance team is skilled and can handle all basic repairs quickly and efficiently.



We keep the same cleaners in homes so they learn the ins and outs and deliver a 5-star clean every time.

Our property inspectors are comprehensive and detailed. We carefully inspect every home after guest departure using a 50-point checklist.

#### Great American Vacations End of Stay Cleaner Checklist

**Property Address:** \_\_\_\_\_

Cleaner Name: \_\_\_\_\_ Date of Clean: \_\_\_\_\_

**General:**

- Make sure there are no streak marks from cleaning appliances, mirrors, surfaces, etc.
- Check linens for damages/stains. Leave damaged items on counter & comment below.
- Wash all dishes and put away neatly.
- Wipe and disinfect all high touch surfaces, light switches, doorknobs, cabinet handles, fan pulls, remotes, faucets, etc.
- Wipe down all TV screens, mirrors, doors, & smooth surfaces. Make sure there are no fingerprints.
- Collect trash from all surfaces and trash cans. Place in outside bins.
- Make sure AC is set to 74 degrees upon leaving the home.

| Kitchen & Laundry Room              |                                   | Dining Room & Living Room           |                                   | Bathroom                            |                                    | Bedroom                             |                                    | Game Room/Garage                    |                                   | Pool Patio                          |  |
|-------------------------------------|-----------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | TO-DO                             | <input checked="" type="checkbox"/> | TO-DO                             | <input checked="" type="checkbox"/> | TO-DO                              | <input checked="" type="checkbox"/> | TO-DO                              | <input checked="" type="checkbox"/> | TO-DO                             | <input checked="" type="checkbox"/> | TO-DO                                  |
| <input type="checkbox"/>            | Wipe all counter tops & cabinets  | <input type="checkbox"/>            | Wipe down all surfaces            | <input type="checkbox"/>            | Clean/disinfect shower/tub         | <input type="checkbox"/>            | Clean all bedding                  | <input type="checkbox"/>            | Remove trash                      | <input type="checkbox"/>            | Remove trash                           |
| <input type="checkbox"/>            | Clean face of all appliances      | <input type="checkbox"/>            | Dust window sills and blinds      | <input type="checkbox"/>            | Thoroughly clean/disinfect toilet  | <input type="checkbox"/>            | Dust all furniture, appliances     | <input type="checkbox"/>            | Dust everything                   | <input type="checkbox"/>            | Wipe and disinfect surfaces            |
| <input type="checkbox"/>            | Clean stove inside & out          | <input type="checkbox"/>            | Dust picture frames & lamps       | <input type="checkbox"/>            | Thoroughly clean/disinfect sink    | <input type="checkbox"/>            | Check drawer for crumbs or clothes | <input type="checkbox"/>            | Lean/disinfect all surfaces       | <input type="checkbox"/>            | Arrange patio furniture                |
| <input type="checkbox"/>            | Stove drip pan & knobs            | <input type="checkbox"/>            | Dust all furniture top to bottom  | <input type="checkbox"/>            | Clean/disinfect all surfaces       | <input type="checkbox"/>            | Check under bed for trash          | <input type="checkbox"/>            | Check for damages                 | <input type="checkbox"/>            | Patio glass door, no streaks           |
| <input type="checkbox"/>            | Clean microwave inside and out    | <input type="checkbox"/>            | Check couch for crumbs            | <input type="checkbox"/>            | Clean/disinfect shower head        | <input type="checkbox"/>            | Closet hangers organized           | <input type="checkbox"/>            | Set pool table                    | <input type="checkbox"/>            | Replace pool fence                     |
| <input type="checkbox"/>            | Clean grease above microwave      | <input type="checkbox"/>            | Set dining table if applicable    | <input type="checkbox"/>            | Wash bath mats                     | <input type="checkbox"/>            | Make beds                          | <input type="checkbox"/>            | Organize games                    | Front Porch Area                    |  |
| <input type="checkbox"/>            | Clean inside and around sink      | <input type="checkbox"/>            | Clean sliding glass door          | <input type="checkbox"/>            | Wash/replace shower liner if bad   | <input type="checkbox"/>            | Wipe window sill and blinds        | <input type="checkbox"/>            | Disinfect all high touch surfaces | <input checked="" type="checkbox"/> | TO-DO                                  |
| <input type="checkbox"/>            | Empty dishwasher                  | <input type="checkbox"/>            | Remove trash                      | <input type="checkbox"/>            | Clean mirror, do not leave streaks | <input type="checkbox"/>            | Wipe TV and TV stand               | <input type="checkbox"/>            | Sweep all bugs and lawn debris    | <input type="checkbox"/>            | Sweep bugs/debris away from front door |
| <input type="checkbox"/>            | Remove trash                      | <input type="checkbox"/>            | Check all drawers                 | <input type="checkbox"/>            | Dust everything                    | <input type="checkbox"/>            | Sheets neatly folded               | <input type="checkbox"/>            | Sweep, vacuum, mop floors         | <input type="checkbox"/>            | Shake welcome mat                      |
| <input type="checkbox"/>            | Check drawers for crumbs          | <input type="checkbox"/>            | Dust ceiling fan                  | <input type="checkbox"/>            | Add toiletries                     | <input type="checkbox"/>            | Disinfect all high touch surfaces  | <input type="checkbox"/>            |                                   | <input type="checkbox"/>            | Remove any visible cobwebs(use broom)  |
| <input type="checkbox"/>            | Clean fridge inside and out       | <input type="checkbox"/>            | Disinfect all high touch surfaces | <input type="checkbox"/>            | Remove any soap scum               | <input type="checkbox"/>            | Sweep, mop, vacuum floors          | <input type="checkbox"/>            |                                   | <input type="checkbox"/>            |  |
| <input type="checkbox"/>            | Disinfect all high touch surfaces | <input type="checkbox"/>            | Sweep, vacuum, mop floors         | <input type="checkbox"/>            | Disinfect all high touch surfaces  | <input type="checkbox"/>            |                                    | <input type="checkbox"/>            |                                   | <input type="checkbox"/>            |  |
| <input type="checkbox"/>            | Sweep, vacuum, mop floors         |                                     |                                   | <input type="checkbox"/>            | Sweep, mop, vacuum floors          | <input type="checkbox"/>            |                                    | <input type="checkbox"/>            |                                   | <input type="checkbox"/>            |  |

COMMENTS:

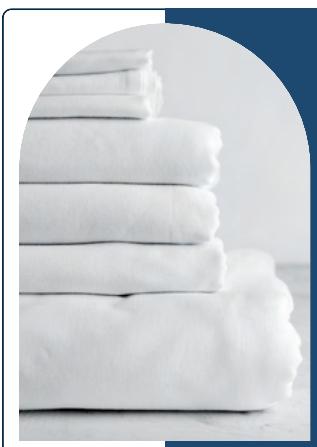
# LINEN PROGRAM

Drawing on years of industry expertise, we understand the importance of presenting a spotless and inviting environment for every guest arrival.

Our **Optional Linen Program**, only available in certain areas, provides an initial supply of high-quality linens for a one-time fee of \$40 per Linen Set, tailored to the number of guests your home accommodates. As wear and tear naturally occur, we offer complimentary replacements for any worn or unserviceable items.

## Key Benefits:

- **Optimized Cleaning Efficiency:** A fresh set of linens provided for each new booking allows your cleaning team to focus on delivering a more thorough and efficient cleaning service.
- **Cost-Effective/Energy Savings:** Replacement at no additional charge and a consistent supply of clean linens reduces the frequency of washing and drying cycles, resulting in significant energy savings on your monthly utility bills.
- **Quality Assurance:** Our linens meet high standards, ensuring comfort and satisfaction for your guests.
- **Positive Guest Impressions:** Guests appreciate the attention to detail that comes with a clean and fresh linen set. Enhance your property's appeal and receive favorable reviews that positively impact your overall ratings and attract future bookings.

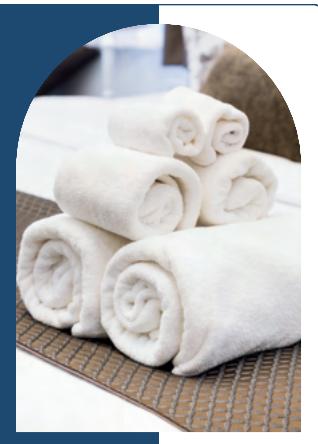


### Linen Set per Bed includes:

- 1 Fitted sheet
- 1 Flat sheet
- 1 - 4 pillowcases per bed

### Towels Set per Guest includes:

|                |                |
|----------------|----------------|
| • 1 bath towel | • 1 washcloth  |
| • 1 hand towel | • 1 pool towel |



# INTERIOR DESIGN

The interior design of a vacation home can play a crucial role in attracting guests and influencing their decision to book.

In line with our dedication to providing exceptional services, we are delighted to recommend our preferred partners Ana and Fabio Moraes from SMART DECOR FLORIDA, for interior design services.

Smart Decor Florida prides itself on perfection to every detail. Their commitment to craftsmanship and quality ensures that your vacation home not only meets but exceeds the expectations of your guests.

Recognizing the importance of family-friendly amenities, SMART DECOR FLORIDA excels in designing themed rooms and game rooms tailored for kids' entertainment.

Themed rooms offer a unique and immersive experience, allowing guests to feel like they're part of a specific environment or fantasy. Whether it's a Disney-themed room for fans of the magical world or a beach-themed room for those seeking a coastal vibe, the variety of options adds an extra layer of excitement, making your vacation home the preferred choice for those traveling with children.

Investing in quality interior design can result in a significant return on investment, both in terms of guest satisfaction and financial profitability.

Here is how you can contact them:

Fabio and Ana Moraes  
Smart Decor Florida  
(786) 584-2342  
[inspire@smartdecorflorida.com](mailto:inspire@smartdecorflorida.com)  
[www.SmartDecorFlorida.com](http://www.SmartDecorFlorida.com)



# WHY CHOOSE GREAT AMERICAN VACATIONS

We have been in this business long enough to learn what is important and we developed original tools to measure and improve our services. Plus, our team of experts have worked with us for years as a big family to make sure you will have the best experience with no worries.

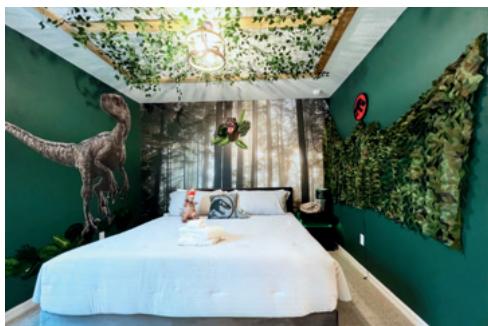
DO IT YOURSELF  
MANAGEMENT

VS

GREAT AMERICAN VACATIONS  
PROPERTY MANAGEMENT

- ONE Booking Website
- FEWER Customers
- YOU deal with issues
- STRESSFUL

- Multiple booking websites that reach a wide audience
- Over 100,000 guests have stayed with us over our 20+ year history
- Relationships with tour operators and travel agents from around the world
- PEACE OF MIND





**GREAT AMERICAN  
VACATIONS**

# THANK YOU!

## WE LOOK FORWARD TO WORKING WITH YOU

You are valuable to our company and we would love the opportunity to have you as part of our Great American Vacations family.

Use this QR code to go to our website.

And if you have any question, please do not hesitate to contact us.



**859.699.6331**

**laura.GreatAmericanVacations@gmail.com**