

Coastal Key Stays Owner Welcome Packet

Welcome to Coastal Key Stays

We're thrilled you're considering partnering with us! This packet gives you an inside look at what we do, how we do it, and what you can expect as a Coastal Key Stays property owner.

Who We Are

Coastal Key Stays is a locally owned, boutique Airbnb and short-term rental management company based in Brevard County, Florida. We specialize in helping property owners maximize returns while enjoying a completely hands-off hosting experience.

What We Do

Full-Service Property Management - Listing creation & optimization - Guest communication & 24/7 support - Professional cleaning & maintenance coordination - Dynamic pricing & calendar optimization - Owner dashboard & reporting - Security & smart access - High-quality photography & staging guidance

What You Can Expect

- Increased revenue through smart pricing strategies
 - Higher guest satisfaction & better reviews
 - More bookings with an optimized, attractive listing
 - Zero stress — we handle everything
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Sample Earnings Potential

While every property is different, most of our clients see a **15-30% increase** in revenue after we take over. Here's an example:

2-Bedroom Beachside Condo

- Before Coastal Key: ~\$3,200/month average
- After Coastal Key: ~\$4,200/month average

We'll provide a custom earnings estimate for your specific property after a quick review.

Our Onboarding Process

1. **Property Evaluation** – We walk through your space and make recommendations
 2. **Listing Setup** – We craft your listing with compelling copy, optimized pricing, and beautiful visuals
 3. **Go Live** – We launch your listing, start marketing, and manage everything from day one
 4. **Ongoing Support** – You receive monthly reports, updates, and total peace of mind
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Owner Dashboard

You'll receive monthly reports showing: - Revenue & expenses - Occupancy rates - Guest reviews - Maintenance notes

Peace of Mind


We treat every home like our own — with care, professionalism, and security. You'll always know your property is in good hands.

Let's Get Started

Have questions? Ready to schedule your free consultation?

Contact:

Nick Scott, Founder

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 www.coastalkeystays.com

Thank you for considering Coastal Key Stays. We look forward to unlocking your property's full potential!