

S T A Y *sp* B E Y O N D

YIELD MANAGEMENT

SHORT STAY PROPERTY MANAGEMENT REVOLUTIONISED

Optimise Your Returns with StayBeyond
Strategic Yield Management for Professional Landlords

Unlock the full potential of your property portfolio with StayBeyond's strategic approach to yield management - our strongest asset.

We go Beyond the conventional, offering you a tailored solution to optimise returns and elevate your property investment experience. Our strategic yield management system is designed to maximise profitability while ensuring a seamless and efficient process for you.



OUR CONTRACT OFFERING, IS SET UP TO SUIT YOUR NEEDS

We appreciate that each member of our community has distinct requirements and goals for their property. To that end, we have strategically developed two contract types that allows you the flexibility to choose what would suits your needs best.

FIXED MONTHLY INCOME

This offers you the security of a guaranteed return. We take on the management of your property, including basic wear and tear maintenance.

Essentially, making us your best possible tenant. With this risk and hassle free agreement, you also have leverage and control in your property's distribution.

Extensive vetting processes are followed of all potential tenants and as a rule, no-one under the age of 25 is considered unless they are traveling with children.

WHY US

- Professional tenants that have a 7 year proven track record, giving you peace of mind
- Preferred Hamptons partner and other estate agents
- Professional cleaning and maintenance teams are in and out your homes, ensuring your home is looked after at all times
- Vetted guests stay in your home, we don't just allow anyone
- Decibel meters installed in every property, that are monitored around the clock ensuring your neighbours are never disturbed

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MANAGEMENT AGREEMENT

By way of a revenue share on all income generated through your property, our Management Agreement gives you the opportunity to get the best possible return on your investment.

As with the other option, we manage your property in entirety, ensuring that full responsibility is ours. It is, after all, in our best interest too to achieve the highest return.

WHY US

- 60+ channel exposure which will give maximum exposure for your property
- Dynamic pricing
- Having control in the management of your property's calendar, giving flexibility between short and mid-term bookings
- Access to extensive data that ensures the highest returns
- Being part of our portfolio that currently yields an average of 7.5%
- Our investment will ensure that your property is taken care of, optimally
- 24/7 Support Centre for both landlords and tenants

Maximising Yields Through Expert Home Hosting and Strategic Management

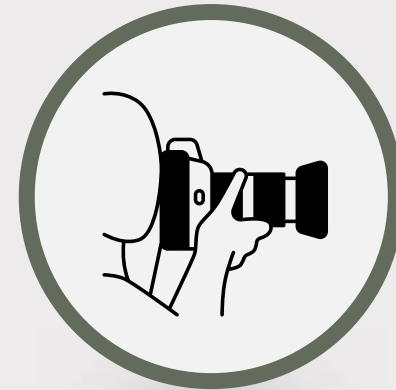
Our dedicated approach ensures that hosting guests in your homes is managed meticulously to achieve your target yields.



Design and Build



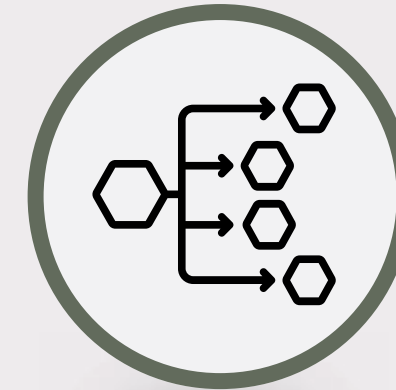
Style and Furnish



Professional Photography and Listing Management



Yield Management



Extensive Distribution Channels



Premium Hospitality



Maintenance



Revenue Optimisation



Live Revenue Reporting



Dynamic Pricing

OUR PORTFOLIO INSIGHTS

5

Core locations

- London
- Bath
- Cambridge
- Oxford
- Cotswolds

£6.30M

Gross income generated
across 120 homes

83.46%

Occupancy average across
the portfolio in 2023

£238

ADR across the
portfolio

UNDERSTANDING YOUR GOALS

Maximising Returns, Minimising Risks

When it comes to delivering on the goals and aspirations of our partners, StayBeyond focuses on two pivotal aspects:

1. Financial Success:

We understand that financial success is your primary goal. StayBeyond understands the importance of delivering not just returns but exceptional profitability. Our strategic yield management aligns with your financial aspirations, offering a data-driven approach to ensure your properties achieve their maximum revenue potential.



UNDERSTANDING YOUR GOALS

Maximising Returns, Minimising Risks

2. Efficient Property Management:

Efficiency is at the core of your property management vision. We understand your need for a streamlined, risk-minimised process. StayBeyond goes Beyond the numbers to provide a holistic approach to property management efficiency. From tenant acquisition to seamless maintenance, we optimise every step, allowing you the freedom to focus on the strategic dimensions of your property investment journey.

StayBeyond is poised to be the partner that not only understands your goals but actively provides a comprehensive solution, to turn them into a reality.



STAYBEYOND'S YIELD MANAGEMENT

Crafting Success with Proven Strategies

At StayBeyond, we don't just offer yield management; we provide a winning formula tailored to your goals.

Here's how our approach aligns seamlessly with your vision:



REVENUE STRATEGY

- The dynamic pricing model considers seasonality and live demand factors to achieve the desired ADR and occupancy ratio.
- Calendar and bookings synchronisation in real-time with all partners
- Daily updates on pricing across all channels through smart pricing system integration.
- Weekly performance and rate strategy review per property.



REVENUE MANAGEMENT TEAM

- Led by a Manager with 10+years of experience monitoring occupancy, seasonality and event calendar to feed the dynamic rate and pricing software.
- In-house revenue specialist taking care of all partner relationships from setup to monitoring
- In-house reservation team able to quote daily for offline enquiries from serviced apartment providers

DISTRIBUTION CHANNELS AND PARTNERSHIPS

Elevate your reach and influence with StayBeyond's strategic network. We go Beyond conventional approaches by leveraging distribution across 60+ booking channels and forming partnerships with high-end corporate providers.

This strategic positioning ensures that your properties are not just managed efficiently but also attract the right audience, maximising your rental returns and overall success.

- Connection with 60+ booking channels across the world and partnerships with high-end corporate providers such as ThePlumGuide, Homes& Villas by Marriott,
- Long standing and trusted relationships with corporate and relocation providers such as SITU, The Squa.re, SilverDoor, BridgeStreet, Oakwood, Acomodeo, National Corporate Housing, Homelike, Spotahome, UrbanStay and insurance providers such as ICAB
- Nominated partner status on Homelike and TheSquare after expansion of their offering in other cities through our properties and services

High-End Online Travel Agents



HOMES & VILLAS
BY MARRIOTT INTERNATIONAL

Corporate Online Travel Agents



International Online Travel Agents



HomeAway® agoda



travelstaytion™

EXTENSIVE DISTRIBUTION CHANNELS

- Strong partnerships with traditional real estate agents through our rent-to-rent model operating in the short let space, who provide another distribution angle to guests looking for 3+ month bookings
- Online Travel Agents set-up with platforms such as Expedia, Trip Advisor, Airbnb, HomeAway, Booking.com, among others
- Alto Vita who are focused on longer stays and not only 3-5 nights
- Stay One Degree, Egencia
- With the majority of our properties being nominated in the preferred partner program for Booking.com, Expedia, HomeAway, ThePlumGuide
- Optimisation of the distribution strategy with constant refinement and expansion to the current partnerships

Corporate & Relocation Providers



ACOMODEO
the world of serviced apartments



Oakwood



thesqua.re

 **National** Corporate Housing



UrbanStay Ltd.

Insurance Providers



Real Estate Agents



JOHN D WOOD & CO

Winkworth

MARSH & PARSONS



Online Travel Agents



 HomeAway®

SUCCESS STORIES WITH STAYBEYOND

Turning Your Property Goals into Reality

Let our success stories speak for themselves.
At StayBeyond, we go Beyond promises and deliver tangible results aligned with your unique property management requirements.

Our Commitment:

Discover how StayBeyond has transformed the property investment journeys of others like you. From maximising rental returns to efficient property management, these success stories are a testament to our commitment to your property.



North End Road Case Study

309 and 311 North End Road, Fulham Case Study

- TWO APARTMENTS
- 5 bed, 2 bath
- Over 3 floors
- Launched with StayBeyond start of December 2022

Revenue from December 1.22 - March 31.23

£29,189

Apartment - 311
Total revenue to date

£25,331

Apartment 309
Total revenue to date

- Combined Gross Revenue £54,520 from 1 Dec - 31 March
- Net booking revenue for owner £44,979
- Std AST was estimated by a local agent at £3658 per apartment
- Therefore, a monthly income **increase from £7,316 to £16,446** (combined for both apartments)





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