

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

W H O W E A R E

TRUST AND RELIABILITY

Welcome to a new era in property management. StayBeyond is not just about spaces; it's about unlocking the untapped potential within your investments.

We are a unique short and flexible stay operator offering full property management, however....

We recognize that trust is your bedrock.

You seek partners who embody reliability, transparency, and a proven track record in property management.

Your preference for personalised, tailored services aligns perfectly with our commitment to catering for your distinct needs and preferences. Through our boutique services.

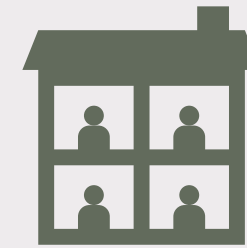
Beyond Expectations

BOUTIQUE SERVICES

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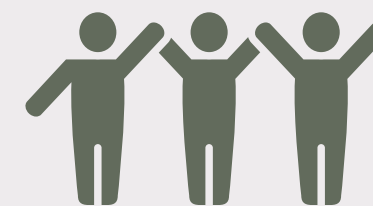
5 Cities across the UK



HO in London +
24/7 Remote Customer
Service Team



100.000+ Stays to Date



35+ In-house Maintenance
and Cleaning Staff
Nationwide



180+ Homes Under our Care

CURRENT PORTFOLIO METRICS

83.46% Occupancy average across the portfolio in 2023

£238 ADR

7 Cities across the UK with Core locations:

- London
- Bath
- Cambridge
- Oxford

£6.30M Gross income generated across 120 homes

UNLOCK THE POTENTIAL OF YOUR INVESTMENTS

Unlocking Your Peace of Mind

Envision a service that not only manages your properties but safeguards your investment with transparency and security. StayBeyond allows you to maintain control, ensuring you know exactly who occupies your space.

At StayBeyond, we alleviate the frustrations inherent in ordinary property management. We eliminate concerns about tenant misuse, stress over maintenance, and the constant hassle of coordination. Our 24/7 support, meticulous property maintenance, and proactive approach provide the peace of mind you deserve.





TAILORED SOLUTION

Strategic Property Optimisation

We represent your key to unlocking maximum financial success through our commitment to individual strategic property optimisation. StayBeyond ensures that your investment goals are not just met but exceeded.

By leveraging distribution across 60+ booking channels and forming partnerships with high-end corporate providers, StayBeyond strategically places your properties in front of the right audience.

This data-driven approach ensures that every aspect of your property management goes Beyond to achieve your goal of maximising financial rewards from your property portfolio.

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 suit 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

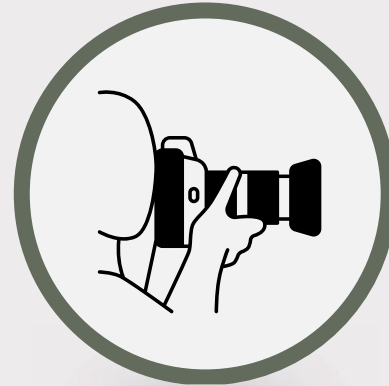
Our dedicated approach ensures that hosting guests in your homes is managed meticulously to achieve your target yields.



Design and Build



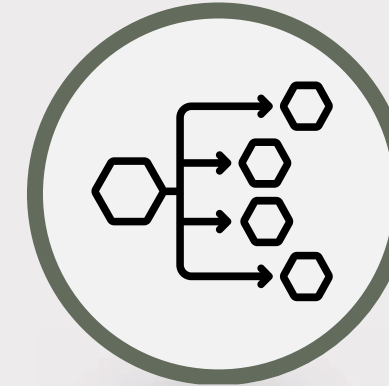
Style and Furnish



Professional Photography and
Listing Management



Yield Management



Extensive
Distribution Channels



Premium Hospitality



Maintenance



Revenue Optimisation



Live Revenue
Reporting



Dynamic Pricing

UNLOCK THE POTENTIAL OF YOUR INVESTMENTS

Fulfilling Potential

Beyond the tangible benefits of our services lies a deeper fulfilment.

StayBeyond isn't just about managing properties; it's about delivering the freedom for you to concentrate on what genuinely matters to you, secure in the knowledge that your properties are in expert hands.

With us, you don't just acquire a property management service; you gain a committed partner dedicated to fulfilling a seamless, worry-free investment journey.

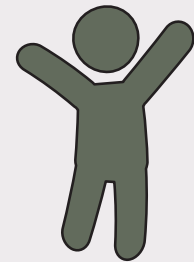


OUR TEAM HAVE YOU COVERED



24/7 MAINTENANCE

For peace of mind in your absence, we have dedicated, local maintenance teams that are available 24/7. Whether it's a leaky tap that needs fixing or the heating packs up at 4am, we'll handle.



PERSONAL ACCOUNT MANAGER

You will be designated a personal account manager who will be on hand to answer any of your questions or queries.



STATE OF THE ART TECHNOLOGY

Klevio locking system - unique digital key access. Remote check in and screening, Each property has a smart home tracker - for noise, humidity and temperature.



PROFESSIONAL PHOTOGRAPHY

Our support team is available to assist both Landlords and Tenants, at all times.



CLEANING AND LAUNDRY SERVICE

Our dedicated team of housekeepers make sure every property sparkles before and after each stay. We supply hotel quality linen and amenities as standard. It's all taken care of.



24/7 SUPPORT FOR LANDLORDS AND GUESTS

Our support team is available to assist both Landlords and Tenants, at all times.



STAY *sp* BEYOND

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