



# PARK CITY RENTAL PROPERTIES

Park City's Elite Vacation Home Rental Experts



**Forbes**

THE  
HUFFINGTON  
POST



**Entrepreneur**



Hello Neighbor,

Jim Bizily here at Park City Rental Properties. Just like you, I'm a vacation rental owner myself - since 1999, I have owned vacation rentals here in Park City. Everything we have created was built from an owner's perspective and we have built a system for success that all of our owners enjoy. The level of service and care we provide for our vacation rentals, owners, and guests, along with the impressive rental income we generate, is what you are looking for in Park City.

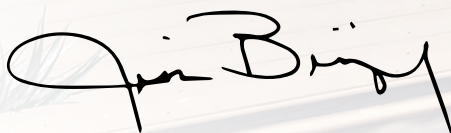
Our company has been voted "Best Vacation Rental Service" five years in a row and "Best Property Management Company" four consecutive years. We've been in business for nearly two decades, running a top-notch vacation rental company specializing in luxury properties varying from eight-bedroom ski-in/out mansions to studio condos in Old Town. Our service, experience, websites, repeat guests, and lead generation cannot be beat by anyone in the industry.

Simply put, our company will make you more rental income than ever before while giving your home the highest level of personalized care.

I hope you find this brochure on our company very informative - it highlights our websites, processes, and innovative lead generation systems that are the best in the industry. You will also learn more about our dedicated team and there is also a list of services that will be included with your home management through Park City Rental Properties.

We have what you are looking for and want to earn your business! Reach out to us today and we'll show you the Park City Rental Properties' difference. We are not just a team of great people; we are your management company for life.

All my best,

A handwritten signature in black ink that reads "Jim Bizily". The signature is fluid and cursive, with the first name "Jim" and last name "Bizily" clearly distinguishable.

Jim Bizily  
Owner & CEO – Park City Rental Properties





*Since 1999, we have built quite a reputation for being the best in property management and guest services.*

How do we do it?





# We start with a strong team

At Park City Rental Properties, we put our owners and guests first. Over the years, we have assembled a highly professional and knowledgeable team to ensure that owners and guests alike receive exemplary customer service and the luxury accommodations they deserve.



**Jim Bizily**  
Founder & CEO

Jim founded the company in 1999 when his manager fell short in providing the service he felt he and his family deserved. Since then he has made it his mission to change the status quo of vacation rental management in Park City. His honesty, competence, and caring has led PCRP to three consecutive first-place awards for being the Best Vacation Rental Manager in Park City. He is a great rainmaker, networker, leader, and a fun guy to be around. Jim has a Bachelor's Degree in Aerospace Engineering and a Master's Degree in Environmental Engineering from Arizona State University.



**Brian Selleck**  
Chief Operating Officer

Brian is the captain of Park City Rental Properties. He focuses his energy every day on the management of the vital operations of the business so it fires on all cylinders. Sales, maintenance, inspections, A/V, cleaning, business development, marketing, and concierge all report to him. He is an extremely well organized leader, visionary, and an expert problem solver. Brian has a Bachelor's Degree in Business Management from Arizona State University and also served four years in the US Army.



**Debbie Bizily**  
Chief Financial Officer

Since the inception of Park City Rental Properties in 1999, Debbie has been our Chief Financial Officer. She has consistently guided us through all of our financial needs over the course of almost the last two decades and we are very grateful to have such a solid mind watching our books. Her efforts have proven to be very successful in helping us grow and keeping us on a positive financial track. Debbie received her Bachelor's Degree from Arizona State University.

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*With a combined 40+ years of travel and tourism experience, our team of property specialists help guests find their ideal rental. Whether it is leisure or business, our team can find the home that best fits guests' needs and expectations.*

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### Jim Anderson

#### Director of Business Development

With a background in Park City and Deer Valley real estate, Jim transitioned over to the vacation rental management world to help PCRP grow its owner base. He is an expert at networking, growing the sphere of influence, connecting with the local real estate community, and helping owners and Realtors better understand the rental market. His vast knowledge of the area and the vacation rental market allow him to guide people in the right direction when they are looking for cash flow properties. Jim has a Bachelor's Degree in Real Estate Finance and Development from Central Michigan University.



### Jessie Sharp

#### Director of Maintenance

As Director of Maintenance, Jessie manages the Maintenance and Inspector teams, ensuring our homes are kept up to our high standards. While connecting with owners and vendors on all things related to our many homes, Jessie is always cool, calm and collected, making sure that what needs to get done gets done in a timely and professional manner. Jessie is a lifetime resident of Park City, grew up skiing and instructing. When she's not working you will definitely find her out on the mountain!



### Gabe Weinem

#### Director of Sales & Guest Service

Gabe's team handles tens of thousands of leads every year. They handcraft vacation experiences seven days a week, and most importantly, care about every single guest. The unique thing about this company of sales professionals is its passion, commitment to integrity, and authenticity of character. The men and women lead by Gabe are locals through and through who lead the industry every year and keep our guests coming back!



### Felipe Yanez

#### Director of Housekeeping

Felipe helps with general repairs and does weekly inspections on our homes that we manage. He also is in charge of our in house housekeeping department, runs our landscaping crews in the summer season and our snow removal teams in the winter. He wants to make sure that when you arrive at your home all you have to do is enjoy your vacation.



### Ally Murphy

#### Director of Owner Services

Ally has one focus here at Park City Rental Properties and that is making sure our owners are the happiest, well informed owners in town. She can expedite any owner needs, coordinate their check-ins and check-outs, and make sure all our properties are listed smoothly. She comes to PCRP with over a decade of experience in a similar role at a local ski resort here in Utah.



### Cat Dougherty

#### Office Manager & HR

Cat is the backbone of the Main Street office. She makes sure that the overall functions of the office run smoothly. Whether it is helping with new hires, ordering office supplies, billing, or assisting with special requests for both owners and guests, she is always willing to help. If that was not enough, Cat also assists the HR department, ensuring employees are taken care of and happy. Cat graduated from the Child and Youth Work Program at Algonquin College in Ottawa, Ontario.



# Reservations & Guest Services



**Jed Ross** | Property Specialist

Jed is in his sixth year with PCRP and it is amazing to have such a well-rounded sales expert in the office. Over the years, Jed has trained our expanding team, helped tens of thousands of guests with awesome vacation experiences while always providing incredible service with a smile. Jed loves matching guests with the perfect property and is always asking questions to learn more about our guests and their specific needs. Jed earned his Bachelor's Degree from the University of California.



**Jake Mulvey** | Property Specialist

Jake comes to us with a background in numerous jobs around town; from working with local 5 star resorts to exclusive golf clubs and local favorite restaurants. As an avid skier and mountain biker, he loves bringing new guests to Park City to enjoy our world class mountains. A great vacation always starts with great accommodations, and Jake will make sure he provides you with the best possible home for your stay. Jake graduated from Appalachian State with a BSBA in Accounting.



**Kevin Arnold** | Property Specialist

Kevin comes to us with a background in various industries ranging from exclusive golf clubs, major sport league and hospitality. Always focused on giving the best customer service to ensure the best results. As a local of Park City, Kevin is the perfect person to help you find exactly the right property for a vacation in Park City, the Canyons, or Deer Valley. His background in hospitality within Park City, he knows all the good spots to hit when in town all times around the year. Kevin earned his Bachelor's Degree from Arizona State University.



**Efrain Morfin** | Property Specialist

Efrain is one of our veteran Property Specialists. Just to put it in perspective, our PCRP team helps over 10,000 guests each year; as you can imagine, Efrain's skills always have to be sharp. Because we are tested to the limits with the needs of nearly a thousand guests every month, PCRP is very thankful to have such a skilled leader as Efrain in the office. Efrain speaks both English and Spanish.



**Tommy Anderson** | Property Specialist

Tommy comes to us with a plethora of experience in the hospitality field. We recruited him from one of the 5-star resorts in the area and we are ecstatic about having him on our team. He is extremely knowledgeable about the area, teaches hockey to the local community, and is extremely fun to work with when looking to reserve a vacation here in Park City. Watch out for this young man, he is a great role model and inspirational force in the Main Street office.



**Jake Knight** | Guest Services and Junior Sales Associate

Jake grew up in Park City, and loves this town. He joined the Park City Rental Properties team as a maintenance coordinator and is now part of the Guest Services and Sales team. He works to ensure each and every guest is taken care of and enjoys a hassle free and seamless Park City getaway. His goal is to do whatever it takes to make sure our guests feel at home in this wonderful mountain town.





**Kim Geddes** | On-Boarding  
Administrator

Bio - Kim joined the Park City Rental Property Team as an On-Boarding Administrator in 2019. Her principal focus being the smooth and accurate process of getting new properties online and ready to be rented. Her ability to communicate and attention to detail, ensure a meticulous strategy that keeps client's content and reassured. Relocating from Boston in 2011, Kim has been a 'local' for 8 years, and when she is not in the office you can find her in the mountains, on the golf course, or watching any Boston Team that's on TV.



**Briene Sorenson** | Concierge and  
Guest Services

Meet Bri, she is one of our awesome guest service reps, she provides guests with information about services and events here in Park City. She can assist with booking services for guests, such as transportation, ski rentals, and other activities. Bri will make sure that she goes above and beyond for each of our guests to make sure they have the vacation of a lifetime. Bri has attained her Bachelor's degree from Utah State University.



**Kristen Kitchens** | Concierge and  
Guest Services

Kristen is the newest member of our stellar customer service team. Originally from Houston, where she owned a concierge business for 5 years, Kristen has over 15 years of experience in the hospitality industry. Most recently she spent two years living in St. Thomas where she was a private concierge for high-end beach villas. After experiencing hurricanes Irma and Maria, in which she lost everything, she decided it was time for a major change! So, she and her beloved sidekick Roxy - a 12-year-old chihuahua - made the big move to Park City. Kristen goes above and beyond for each of our guests and is dedicated to ensuring their time in Park City is nothing short of hassle-free and memorable. When she is not helping shape unforgettable getaways, Kirsten and Roxy can be found exploring their new home, biking around town, or relaxing in the mountains with a good book. They can't wait for their first Park City winter!





## Maintenance & Operations



**Mike Wright** | Property Manager

Mike, like many on our team, is a lifelong skier, mountain biker, and graduate of a local university and knows this town like the back of his hand. Mike also knows the vital systems of our homes and condos too – he is able to fix just about anything thrown at him. It's never a fun thing if one of our guests have an issue with their property while on vacation but Mike's big smile and great demeanor (and ability to fix issues in a flash) sure helps out when we have bumps in the road.



**Jeff Hayek** | Property Manager

Jeff comes to us with a background in A/V, construction, general maintenance, and electrical contracting. His steadfast work ethic makes him one of the key components of our maintenance team working closely with Vince Murphy on many updates or upgrades our owners need out in the field. His skills allow us to use him in a variety of ways which makes Jeff extremely versatile and valuable. He and his family live nearby in Heber City.



**Chad Folden** | Property Manager

Chad moved to Park City from Virginia to pursue more of an outdoor lifestyle. He is an avid outdoor enthusiast and enjoys backpacking trips, snowboarding, mountain biking and rock climbing. He also is one of our property managers and is skilled in a variety of maintenance related areas, including, electrical, plumbing, HVAC and carpentry. He has 3 years of training in building trades at Arnold R. Burton trade school in Virginia. If that's not enough, he also has his own woodworking business that he does in his spare time!



**Ralph Bizily** | Maintenance

Ralph is our chief mechanical problem solver. He has fixed anything and everything from a jet engine (Ralph worked as a mechanic for American Airlines for countless years) all the way down to a toaster. So when we have an issue that needs a mechanical expert, we call Ralph. He's also Jim Bizily's Dad and is a fun addition to have around the office when he is not out solving complex maintenance issues for the team.



**Vince Murphy** | Special Project Manager

There isn't much Vince can't do. He is your ideal handy man that is always willing to help with all things maintenance. As the Special Project Manager, Vince maintains working relations with vendors, owners and guests to ensure projects are completed in a timely manner, including product knowledge. Not only is he our go to for all maintenance advice and knowledge, he is a life long skier, mountain biker and outdoors adventurer.





**Karen Swicord** | Lead Property Inspector

One of the most important roles in our company is Karen's sole responsibility: inspecting properties to make sure they are ready for our owners and guests. Karen leads a team of property inspectors that run through every single property upon check-in and check-out to ensure that our properties are in the tip-top shape that our owners and guests demand. Her extremely organized nature, attention to detail, and knowledge of the area makes her the perfect fit for this vital position. Karen has a Bachelor's Degree in Education from Georgia Southern University.



**Kelsey Sageman** | Property Inspection Coordinator

Raised in Vermont, Kelsey decided to move West for the mountains and sunshine. As Property Inspection Coordinator, she helps manage our inspectors; relaying any helpful information to our Director of Maintenance. This role assures that the many properties we manage are kept in great condition, catching anything that is missing, out of place or damaged. Kelsey's cheery attitude & attention to detail make a big difference when coordinating with staff, vendors, guests and owners, ensuring the inspections are thorough. In her spare time, Kelsey enjoys rock climbing and back country skiing.



**Kimmy Sharp** | Property Inspector

Park City born and raised, Kimmy is a former competitive skier. Not only does she take on the slopes like a champion, Kimmy takes on over 200 properties with enthusiasm and a positive attitude. As a Property Inspector she makes sure our homes are kept up to our luxury standards, ensuring our owners and guests have an amazing experience while staying with us. Since Kimmy was born and raised here, she also has all the local knowledge on the resorts, restaurants & hidden gems. It is no secret that Kimmy loves this town and all it has to offer, if you run into her, she might even share some of her local secrets with you!



**Jackie Real** | Property Inspector

Jackie is an extremely detailed property inspector that ensures our vacation rentals are ready for both owners and guests. Her list of duties include thorough inspections before check-ins and after check-outs, as well as when properties are vacant between busy seasons. Jackie also does a comprehensive inspection of each property in our portfolio twice a year. She is always on the go and is fluent in both Spanish and English. Jackie studied English as a second language at the University of Utah.

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*We know the value of a strong, loyal team.*

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We not only treat our employees like family, but we ensure that each one has the tools they need to succeed, excel, and grow within our company. Park City Rental Properties is proud to have been voted Park City's Best Place to Work and we boast the lowest employee turnover rate in the Park City lodging industry.





# Owner Services



**Brian Swinney** | Owner Services Manager/Revenue Manager

Brian has been with Park City Rental Properties since 2017 as part of the owner services team. He's added a new title to go along with his responsibilities in working with our owners as the Revenue Manager for the sales department. With over 10 years of experience in the hospitality industry, Brian came to Park City Rental Properties after a year-long stint as a sports talk radio host for ESPN (you may have seen his billboards all over Salt Lake City). A Parkite since 2004, you can find Brian either at the gym, on the golf course, or building whatever structure his 9 year old daughter commands him to build.



**Keeley Ruttan** | Owner Services Associate

Keeley is part of the Owner Services Team. She helps ensure that our owners and their properties are taken care of in a professional and prompt manner. She makes sure the properties are listed accurately, are taken care of properly and is always happy to help in any way possible. Keeley was raised here in Park City so she is very knowledgeable about PC and has some great insights to share. She deals directly with owners and will help out our many guests to ensure that when you arrive at your rental home all you have to do is sit back and relax. Keeley received her bachelors degree from Utah State University.



**Stan Neal** | Owner Services Associate

Stan has been working in hospitality for over 20 years and is dedicated to his clients and guests. He joined Park City Rental Properties to help our owners with their property needs and to ensure their properties are providing the amenities our guests will enjoy. Stan came to Park City from Arizona back in the mid 80's to work for a ski season, he didn't expect this amazing mountain town to steal his heart, but he never looked back.



**Sandra Engel** | Listing Manager

Sandra joined Park City Rental Properties in early 2017 and has since transitioned to the Owner Services team as the Listing Manager. Her primary focus is managing the onboarding processes for new clients to get their properties on the rental markets and ready for guests, while maintaining current property listings. Park City has been her home since 2012, and while Sandra loves the snow, her favorite time of year in Park City is the summer. She loves to show people a good time and point them in the direction of hidden gems and the top-rated activities that Park City has to offer!



**Katie Pack**  
Accounting Manager

Katie helps keep track of the finances for the company. She has a Bachelor's Degree in accounting from Dixie State University and Master's Degree in Accounting from Westminster College. Her skills in accounting help keep the company finances running smoothly. Not only is Katie great with numbers and spreadsheets, she was born and raised in Park City and loves to ski at the local resorts.



**Cindy Streetz** | Accounting

Cindy has been with Park City Rental Properties balancing the books for nearly two decades. She provides us with expert accounting, bookkeeping, administration, and various assistance with a smile. It is rare to find such a steadfast teammate who is laser focused on such an important part of our organization.



## Internet & Marketing



**Rich Ford** | PR Manager

As Public Relations Manager, Rich has the pleasure of working with all our employees, PCRP homeowners, local businesses, realtors, and more. Rich is responsible for our 24-seat, private suite at Vivint Arena for all Utah Jazz games, concerts and other events. He is involved with Ski Utah, PC Area Lodging Association, PC Board of Realtors, PC Chamber of Commerce, Primary Children's Hospital, Boys and Girls Club just to name a few. Rich is known as the "Ambassador of Fun" around the office and throughout Park City.



**Sara Armantrout** | Marketing Manager

Sara joined our marketing department with over 15 years of experience in the Park City Lodging industry. From Director of Guest Services to Director of Property Marketing, and everything in between, Sara's diverse knowledge and passion for all facets of the vacation rental industry make her a perfect fit to our family and will help us continue to expand our marketing arms. As a long time Park City resident and Utah native, she has the connections and local know how to help us continue to form strong and lasting relationships within the community as well as with our homeowners.



**Laurie Calderone** | Business Development

Laurie came out to Park City to ski 16 years ago and is still here! You can find her skiing, river SUPing, and backpacking with her husband & dog. She works with our Business Development team, helping owners understand rental potential. Laurie is always willing to help in any area needed, including helping guests plan fun activities. Laurie enjoys driving process improvement plans within her departments.

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*We treat your home as if it were our own*

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In addition, we have a full team of marketing and Internet professionals, from web developers, SEO specialists, link builders, content writers, and photographers that produce our websites and marketing materials to ensure that your property is marketed in the best way possible. Park City Rental Properties is the only property manager with its own strategic Internet marketing and vacation rental software companies that provide visionary systems to keep us on top of the Internet and the most advanced vacation rental processes in the industry.



## Internet & Marketing



**Joshua Guerra** | Bizcor Co-Founder |  
Director of Organic Search

Josh works with Park City Rental Properties as chief web strategist. His vast knowledge of Google and the ways of the internet has helped PCRP dominate the extremely competitive internet search game in Park City. Along with unbeatable design for conversion and ease of use, his prowess in all things related to online advertising will keep Park City Rental Properties' many websites on the cutting edge of UX and speed moving forward into the future. Very few vacation rental firms have a CTO but we are extremely honored to have Josh on board as ours!



**Ken Wilson** | Bizcor Co-Founder |  
Development Director

Ken Wilson is the ying to Josh's yang. His passion for creating the best content for our websites is second to none. Working shoulder to shoulder with Josh at Bizcor as co-founder, Ken also puts Park City on the top of the game with expert PPC ad campaigns, SEM for remarketing and many more features he won't openly discuss as part of his secret-sauce for web excellence.



**Carlos Corzo** | StreamlineVRS CEO &  
Founder

Carlos Corzo is quite possibly the most valuable strategic partner that any property management company could have. Not only does Carlos have over 15 years of experience in the industry as an owner, property manager, and travel agent, he is also the Founder and CEO of Streamline, the industry's most prominent vacation rental software program. Carlos has a masterful background in technology, relentless passion for innovation, and an unrivaled entrepreneurial spirit. The globally recognized vacation rental system he has created alongside Park City Rental Properties has helped revolutionize the industry, and for many hundreds of property managers has become backbone of their business. The token phrase for Streamline is "Built by Property Managers, For Property Managers", and this symbiotic relationship between property manager and property management system, allows Park City Rental Properties to have the most modern technology, unparalleled efficiency and always a step ahead of the competition.

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### *A year-round experience*

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People come to Park City, Utah for the experience and the experience of not only world class ski resorts, but special events such as the famous Sundance Film Festival, Fidelity Jazz Festival, the Deer Valley Music Festival, Triple Crown fast-pitch softball tournaments, NORBA and more. We selectively target visitors from these varying events to ensure that rentals are booked throughout the year.







# We treat your property as if it were our own

## Vacation home care services

At Park City Rental Properties, we understand the importance of your investments. This is especially true when it comes to your vacation home where you spend time with family, as well as hope to make a profit during times when you do not occupy it.

We want to provide you peace of mind that your property is being cared for when you are away from your home. We offer professional care and maintenance services, treating your property as if it were our own. Park City Rental Properties is here to help and we provide assistance on a weekly, bi-weekly or monthly basis.

Each time one of our Vacation Home Care Service experts visits your home, we do the following:

- Inspect for any damage inside, outside, surrounding the home
- Make sure all access points are secured and locked
- Test water valves and plumbing for drips and leaks
- Set the thermostat appropriately for the season
- Test and set security system
- Inspect for pest intrusion
- Inspect natural gas lines or propane tanks
- Inspect the exterior of the property, including roof, decks and patios
- Make sure refrigerator and freezer temperatures are properly set
- Inspect/start any vehicles left at the property
- Inspect and test electrical systems, including resetting breakers and timers
- Assist with trash and recycling services
- Routine maintenance, security, and home compliance inspections of your home

## Homeowner satisfaction

Homeowners working with us have all been beyond satisfied with our services. There are many Park City property management companies, making it difficult to know which one to choose. We will provide a complimentary pro forma that will outline your property's revenue ability, as well as show you all the wonderful services we provide. You will not be disappointed once you get to know and work with the team from Park City Rental Properties.

## Stay informed

We offer a state-of-the-art owner module that provides owners the ability to access tools individually tailored to their property. Owners can view calendars and statements, upload photos, report maintenance issues, make owner reservations, and more.

Should you have several different vacation properties, we can even develop and market an individual website just for you.

We also take the time to update owners personally with a monthly staff video or owner newsletter.

We are able to provide assistance to owners and guest 24 hours a day/7 days a week.

*Park City Rental Properties Owner App*



# We showcase your property

## It's about your property

Park City Rental Properties uses every possible media method to showcase your property. We have a professional photography team, 3D modeling crew and drone pilot who shoot HDR pictures, 4k Video and uses Virtual Reality to make sure potential customers see your property from every imaginable angle so they can move forward and book their vacation with confidence.

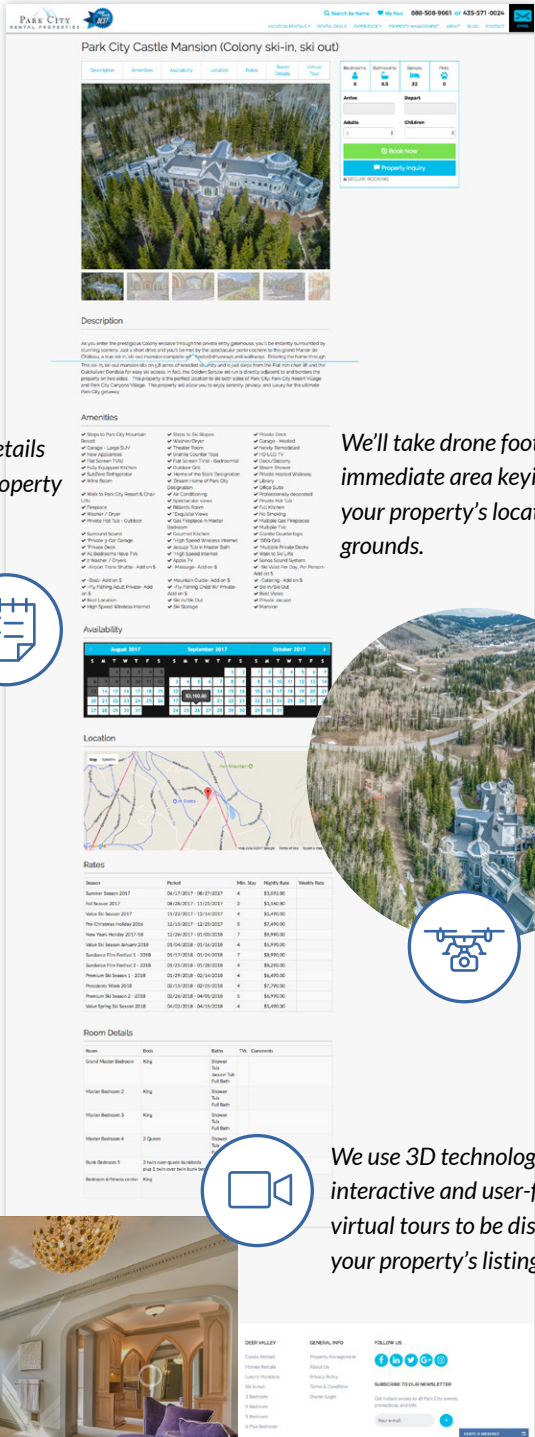


We'll document all room details and amenities that your property or surrounding area offers.



We use professional photographers to document your property inside and out to provide only the best shots to market your property.

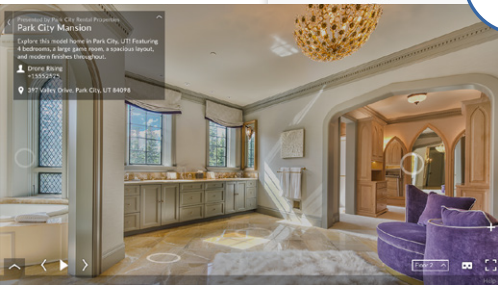
We're on TV which means your property is on TV!



We'll take drone footage of the immediate area keying in on your property's location and grounds.



We use 3D technology to compile interactive and user-friendly virtual tours to be displayed on your property's listings.



Typical Website Listing Details Page



# We advertise (At no extra cost to you)

## SELECT BOOKING INTEGRATIONS



## THIRD PARTY DISTRIBUTION CHANNELS



## PARTNERING WITH GREAT LOCAL COMPANIES



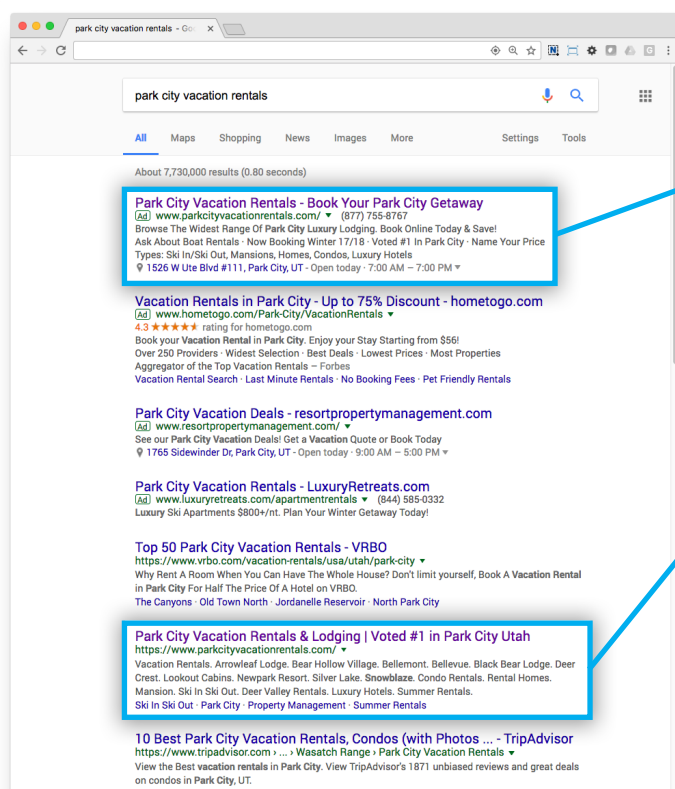
# We dominate search engines

## Traffic directed to user friendly, conversion optimized websites

We host several individual websites: ParkCityVacationRentals.com, ParkCityRentals.info, ParkCityUtah.org, ParkCityHotels.com, etc., all of which provide maximum exposure for the properties we manage developed with one main objective - CONVERSION. All of these websites have been search engine optimized using the latest methodologies to ensure that they appear high on search engine page rankings.

These organic based, search engine optimized, high-ranking websites drive record traffic to your listing. Conversion optimized user interface allows guests to reserve and book your listing quickly and easily. Additional lead generation is accomplished by investing in aggressive Google Pay Per Click and Facebook Retargeting campaigns.

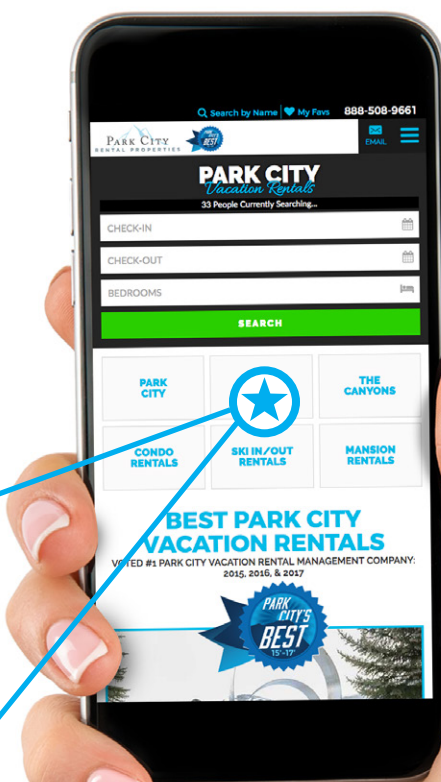
**4,300** Approximately 4,300 unique email leads generated per month during ski season



## Traffic and site stats

- **19-22k** unique visitors a month during ski season
- Approximately **9-11k** unique visitors a month out of ski season
- An expected **increase of 5-20%** due to our continued SEO domination
- **730-1,350 calls** generated per month during the past ski season
- **42%** - Percent of 2018 residual business received through aggressive email & text marketing.
- **9,400** - Monthly website traffic to ParkCityVacationRentals.com in-season unique visitors (Dec. 1, to March 16)

**42%** Percent of 2018 residual business received





# We offer VIP guest services

## Get the most out of your vacation!

Park City offers a wide range of exciting activities throughout the year for guests and visitors. It doesn't matter if you are looking to hire a private chef or go horseback riding; let our Concierge/Guest Services Specialists help you. Below are just some of the activities and services available. Please do not hesitate to contact our Concierge/Guest Services Specialists if you have any questions. They are happy to research or find the information for our guests and owners.



### Snowmobiling

Experience the thrill of carving a snowmobile through the dry Utah powder!



### Transportation

Arrive in style with a private ride to and from the SLC airport, with our door-to-door service.



### Fly Fishing

Enjoy either a full or half day fly fishing trip on one of the Nation's top spots for brown trout and rainbow trout.



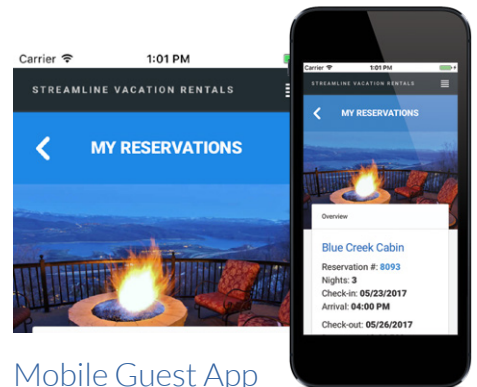
### ATV Tours

Enjoy a scenic ride through the backcountry, winding through streams and mountain trails.



### Grocery Delivery

Have groceries delivered and put away before you even arrive at your location.



### Mobile Guest App

Simply download "I Love Park City" to have everything from local events and services to informative reservation details in the palm of your hand.

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*You and your guests have more fun while on vacation in Park City!*

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### Cleaning

Keep your home clean and tidy during your stay with our available cleaning services.



### Ultimate Boating

Ready for a great day in the water? All-inclusive package for up to 12 guests with driver/instructor.



### Baby Equipment

Do you have little ones? We offer pack-in-plays and high-chairs for guests.



### Summer Concert Series

Enjoy one of the many concerts held during the summer, with the majestic mountains as the backdrop.



### Ghost Tours

Take a night tour of Park City! Learn about the miners' most feared ghost, the man in the yellow slicker!



### Biking

Are you a mountain biker? Park City has over 300 miles of IMBA Gold Level riding trails.



### Hiking

Park City and the surrounding area boast over 7000 acres of preserved open space, which offers 350 miles of trails.



### Rafting

Water sports in Park City can range from a peaceful paddleboard to raging river rafting.



### Utah Olympic Park

Spend a day at the Utah Olympic Park. Activities include zip lines, rope courses, bobsledding, flying aces, and more!

and much more



# We know Park City guests

## Targeting the right crowd!

In order to effectively target visitors, you must know your clientele. Park City Rental Properties has spent years collecting data on guests who have booked with us. Armed with this valuable information, we know our Park City guests and their wants and needs.

By using this information, we can target the marketing of our services and properties in a very effective way. We know what a particular group of visitors may want — everything from the type of activities they want to enjoy to the type of accommodations they are looking for.

We use advanced marketing tools such as e-commerce newsletters, social media marketing and more, to extend invitations to potential guests. Additionally, we offer terrific and pertinent information about what is going on in the area, along with highlights about available lodging from Park City Rental Properties — all of this designed to keep our properties out in front of potential guests.



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*Park City Rental Properties booked more than 22,000 guests last year alone!*

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# We're Social and sustainably doing business

Because we live and work in Park City, we want to sustain and support the community in its entirety — everything from schools to the environment. We are proud to be members of or provide support to many wonderful local organizations.

## PCRP supports these local organizations and charities



MOUNTAIN TOWN MUSIC



CHAMBER OF COMMERCE | CONVENTION & VISITORS BUREAU

GIVING A BLEEP





# We're powered by Streamline VRS

## Innovative Software

Streamline VRS powers our systems that allow us to keep our properties in tip-top shape, along with offering both guests and owners a powerful set of tools to manage their trip or their properties.

**Admin module** — Used by power users for overall management of property and guest services.

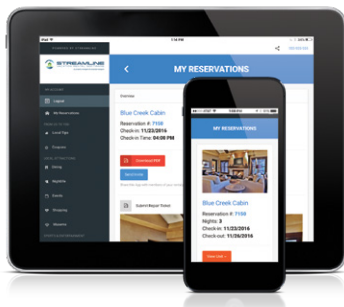
**Housekeeping module** — This module allows our housekeeping team to stay up-to-date with their schedules and more.

**Reservations module** — Gives the reservation staff a variety of precision reservation tools.

**Maintenance module** — Provides efficiency to the maintenance staff for management/tracking/follow through with work orders.

**Owner module** — Provides owners a variety of tools to self-manage their properties, including calendars, maintenance issues, and owner reservations.

Part of this exciting system that makes it extremely efficient is the available mobile apps that keeps just about everything at the touch of a button:



### Guest App

By downloading "I Love Park City" guests can view local events, restaurants, ski or bike rentals, transportation and more! They can also view in depth information about their lodging reservation.



### Owner App

Owners can view calendars, maintenance tickets, company news and more!



### Housekeeping/Maintenance App

Our housekeepers and maintenance teams use this dual purpose app to scheduled and keep track of cleans, perform inventory, and create and complete workorders. This advance app allows our staff to work efficiently even when cellular service is poor.

# We partner with experts

*In today's market, a large number of vacation rentals offer many more options to vacationers. So how does PCRP make your rental stand out from the pack?*

**BIZCOR**

## BIZCOR bringing Park City Rental Properties to the forefront

Bizcor is our full web service marketing team. They are built to drive income to your property by increasing reservations through search engine optimization best practices, email marketing, social media, web design, site creation, and paid search management. With 10 years of experience in the vacation rental industry, Bizcor's marketing team brings us expert knowledge that will decrease your vacancies, giving you an outstanding ROI that is demonstrated in Bizcor's transparent reports we receive monthly.

## Increasing visibility

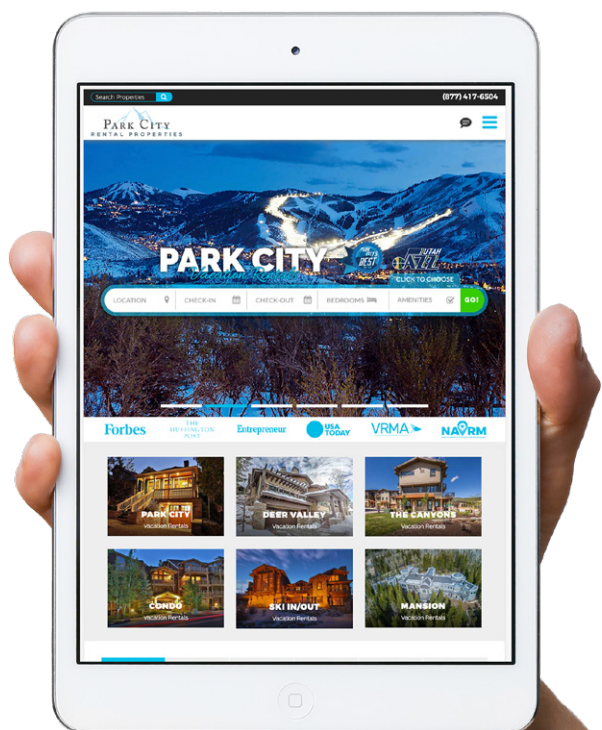
Bizcor helps us put your property in front of its target audience: their years of experience with marketing in the vacation rental industry will give your property the competitive edge when it comes to guest conversion, residual guest retention, and maximization of online visibility. We are able to drive traffic to your property with Bizcor's talented link building campaign backed by their wide network that will extend the reach of your property. Our optimized sites featuring your property find their way towards the top of search queries, not just on Google, but several search engines popular on the web.

## Customizing ad campaigns

While organic search optimization is vital to long-term web success, paid search management is another powerful tool that Bizcor helps us enlist to place our websites and your property at the top of internet searches. Bizcor also allows us to leverage the power of Google AdWords to attract your property's target market and their focused experience with Pay Per Click advertising will bring the most targeted clicks to our sites and your unit.

## Building ties with social media

Staying current means that PCRP needs a strong social media presence. Through social media and email marketing services, Bizcor helps us generate repeat business for your property and builds a strong reputation for us with our guests. Together, we develop a healthy mix of newsletters, holiday promotions, and last-minute deals to fill vacancies. Email and social media are great ways to increase guest retention, improve reputation, and garner more positive reviews, all of which boost our internet presence and search rankings.





# Don't take our word for it...

*Park City Rental Properties has managed three of my vacation rentals for nearly 10 years. I've been extremely happy with their attention to detail, quality cleanings, experienced maintenance team, and high rental income. Their web-based owners module is easy to use and I'm always informed about what's going on with my properties. I have no complaints and plan to use them for all my current and future vacation rentals.*

**Bill Berghoff, Park City vacation homeowner**

*We use Jim Bizily and Park City Rental Properties to manage two of our high end vacation rentals in Silver Lake Village and in the Silver Star community. Our return on investment has always been very good, plus our homes are maintained perfectly making my wife happy during family vacations. Their concierge team is incredible, creating a hassle-free vacation for owners and guests. I'd recommend them to any homeowner looking for a quality property manager in Park City or Deer Valley.*

**Ben Waldshan, Deer Valley and Park City vacation homeowner**

*I have owned a condo in Park City since 2004 and have been using Park City Rental Properties. I can't say enough about their team and my condo's rental income over the years. I may be small potatoes compared to some of their bigger homes but they don't make me feel that way. Thank you! You have a loyal owner for life!*

**Chris Scelfo, Park City condo owner**



*One of the most challenging parts of having a vacation rental is trusting your property manager when you live over 1,000 miles away. Jim and the team at Park City Rental Properties is the best in the industry. Not only does my family love coming to Park City because they are pampered by everyone on their devoted staff, but I know when I'm away my house is looked after with great attention to detail. My wife is a clean freak and she can't believe how well kept our vacation rental is compared to our own home! I've owned four homes in Park City and Deer Valley over the years and would never switch property managers again. I've been with several other managers over the years and we found the last one we will ever use in Park City. Thanks for making our vacations so special.*

**Mark Rubin, Deer Valley and Park City homeowner**

*I managed my own vacation rental in Park City for several years, and felt no one could ever look after it like I did or get the rental income we made. I was wrong and don't mind admitting it. Now, I sit back and enjoy my vacation in the capable hands of Park City Rentals and don't need to worry about a thing. Every time we come, it's clean and ready for us. Their concierge service is great and remember our itinerary from the past trips so we don't need to explain things like: our favorite restaurants, grocery list, special dietary needs for my kids, and the like. Park City Rentals provides a great service to homeowners and to our guests. I read the testimonials on my property and couldn't be happier.*

**Rainer Engel, Park City homeowner**

*I built my house in Deer Valley back in 2009 and have been renting with Park City Rental Properties ever since. My rental income is higher than I expected in the past 6 years and still looks as good today as the day it was built. Keeping my home clean and well maintained is very important to me, and I appreciate the attention to detail.*

**Henry Tragoutt, Deer Valley homeowner**



*Jimmy does a great job taking care of our vacation rental in Park City. Being senior citizens, we need the extra income when we are not spending summers in our condo. Our property is always well maintained and the return on our investment has been great. Over the years, we have relied on Park City Rentals to find us good contractors to upgrade and have always been happy with the outcomes. We recommend them highly.*

**Ed and Joann Neckvatal, Park City condo owners**

*Over the years, my husband and I have made the shift from staying at traditional hotels to searching out vacation rental properties when we travel. We love staying in beautiful properties while enjoying the luxury of having privacy and breakfast in our slippers! We have had both good and bad experiences with property management companies, however, each time we have had a chance to use this company, we have been thrilled! Helpful concierge services, great property locations, gorgeous homes and condos - they treat us like family! All the benefits of a hotel without the valet fees, crowded lobbies and packed restaurants. We have booked a few times on our own using do-it-yourself rental sites, but have come to appreciate the safety and amenities booking through a rental management company gives us. Thanks for making our stay in Park City a memorable one! Can't wait to come back soon!*

**Pamela L**

*We decided to stay at the Ultimate Condo just a few weeks ago, and this was the best trip I've had in such a long time! Park City is absolutely amazing, the place we stayed at was BEAUTIFUL, the staff was so helpful and I plan on coming back very soon! I couldn't have asked for a better vacation.*

**Bekah Dup**

*Park City Rentals is professional but also fun! They answered all my questions ( and believe me - I had many! ) They were patient with me and had an amazing amount of options to choose from. Their team was friendly and I felt confident in renting with them. Park City Rental Properties is my go-to company from now on - they were there for us every step of the way and we felt they truly wanted us to experience a great vacation - not just "rent a house." We look forward to coming to Park City year after year!*

**Sonnie Hall**

*I own a ski home in Deer Valley and use Park City Rental Properties as my manager. Over the past few years we have been working together I have been very impressed with the amount of time and detail they put into taking care of every aspect of my home. They take care of it physically as well as keep it consistently rented at rates that please both me and the customers. I have worked with other management companies in Park City but have found that this company works the best for me. Thanks to Jim and his team!!*

**Tim Mullen**







*I purchased a townhouse in Park City this past July as a vacation home. Since I live on the east coast and my personal usage is limited right now I decided to offer it for short term rentals. I interviewed several management companies to provide support for my property. I chose Park City Rental Properties as my manager. So far so good. I have been very pleased with every aspect of their taking care of my home. They are responsive and communicative. Jim and his team offer me peace of mind which is very important owning a house 2,000 miles away.*

**Dan Albano**

*My family and I stayed in the Deer Valley Ultimate Loft property for a week long visit and it was great. Everything went smoothly and the property itself was wonderful. I would definitely stay there again and would recommend PCRP to a friend!*

**Tara Nietzold**

*Very friendly and conscientious people to work with to find the perfect property for my family and I to stay in. They are very knowledgeable about the area and had many suggestions about activities and eating establishments. Will definitely use them again for all of our travel needs in Park City.*

**Carrie Kurtz**

*I just got back from an extended business trip in Park City, and this company helped me to quickly plan out where I was staying for it. They were very easy to deal with and streamlined the process for me. Great service and knowledgeable about the area. I would use them again, and recommend them for sure.*

**Nicholas Labiche**

*Awesome company with an amazing inventory! I've stayed with them for 3 years in a row on my ski trips to Park City. This company is first class through and through.*

**Josh Mclean**

*As a new homeowner in the Deer Valley community, I am very pleased to be working with Park City Rentals. Their property management team has been very responsive to my questions, concerns, as well as any maintenance issues I have encountered. Additionally, they work very hard to ensure my property is marketed for rental. My wife and I picked the Cache unit because it is right in the heart of Silver Lake Village. While both Lower Deer Valley and Empire Pass are also nice, Silver Lake Village offers more with shopping, several nice restaurants, and easy access to the ski lifts. We picked Park City Rentals because it is a solid property management company with a excellent reputation in Park City. A win-win all around.*

**Jeff Pellet**

*Our family spent two weeks this winter at Lookout 10 and had a fabulous experience. Beginning with the reservation process, right through to our ride to the airport, every person was cheerful, knowledgeable and helpful. Our home was beautifully decorated and provided plenty of room for the kids and adults. Everything was top of the line (furniture, appliances, beds). The concierge people had plenty of ideas and offered many choices of 'what to do' on our vacation. What a great experience. We all left feeling pampered and cannot wait to plan our next vacation with Sarah, Brian and the whole Park City group. Thanks guys!*

**Cindy M**



# PARK CITY'S BEST



VACATION RENTAL  
SERVICE

2019 | 2018 | 2017 | 2016 | 2015



PROPERTY  
MANAGEMENT CO.

2019 | 2018 | 2017 | 2016



PLACE TO WORK WITH  
UNDER 20 EMPLOYEES

2016

VISIT OUR WEBSITES

PARKCITYVACATIONRENTALS.COM  
PARKCITYRENTALS.INFO  
PARKCITYHOTELS.COM  
PARKCITYUTAH.ORG



## PARK CITY RENTAL PROPERTIES

is honored to be named the **Best Vacation Rental Manager** for 2019.



As Park City's elite property manager, we are pleased with this recognition for our hard work providing the very best experiences for our owners and guests. These accolades come with the knowledge that we work hard for our owners and guests through top-ranked websites, thousands of happy guests, and a team that puts customer service and detail to attention first.



I invite you to call us today for the very best rental properties in the area. If you are a property owner, please contact us to receive a complimentary pro forma concerning your property's potential.

Experience the best when you work with  
Park City Rental Properties!

JIM BIZILY | OWNER, PARK CITY RENTAL PROPERTIES

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