

# Cozy Digz Management Proposal



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# ABOUT US

## What We Do



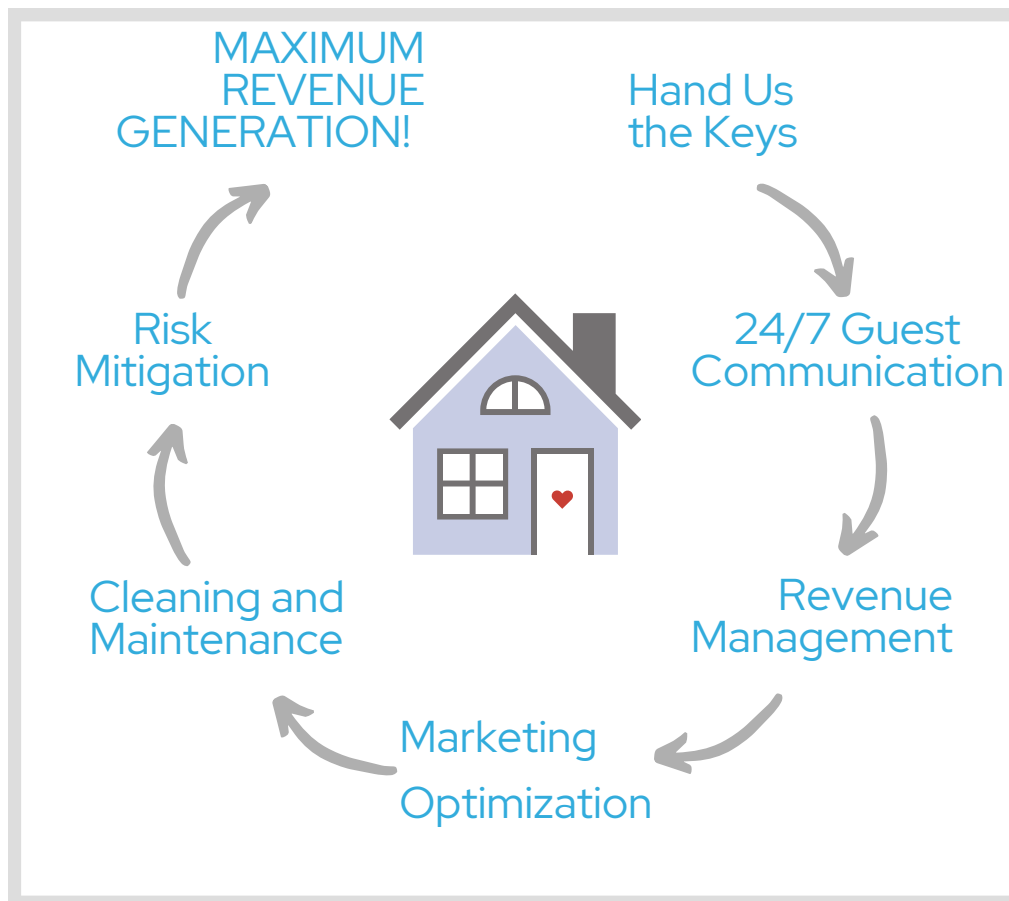
**Cozy Digz is a full-service corporate accommodation management company. Homeowners that we partner with typically see 3 to 5 times in revenue generation vs a traditional rental. You might be wondering how that's possible? It's possible through our direct marketing efforts to our professional network and centers of influence (eg, corporate executives). We are able to command high price points and attract corporate professionals, their families and loved ones to your home. In addition, we consistently receive raving reviews from our loyal customer base thanks to our white glove, concierge level service.**

**Interested in learning more?  
Contact Us!**



# FULL SERVICE MANAGEMENT

Completely Hassle Free



Our Company's Approach to Full Service Management

# DATA-DRIVEN PERFORMANCE

## The Cozy Digz Difference

Utilizing our proprietary Income Calculator, you'll know exactly how much your property can earn upfront. Unlike other management companies, we take out the guess work when it comes to your property's earnings potential. Interested to receive an Income Estimate on your property? Contact us to learn more.

Homeowners typically see a 30% revenue lift compared to self management when they partner with Cozy Digz.

## COZY DIGZ VS OUR COMPETITION

### Cozy Digz

We're your partners in this business and we specialize in high- cash flowing properties. We don't take on just any booking. We take on the right bookings. Our first priority is to protect your property. Our second priority is generating the maximum return possible for your property

VS

### Competition

Transactional service providers. Takes on any property offered- no specialization. Their goal is to earn a management fee; whether it's a good booking or bad booking doesn't matter! They're only interested in getting paid.

# RISK MITIGATION

## How We Protect Your Home

We are your partners and we take protecting your properties seriously

### Guest ID and Collection Screening

**We heavily screen guests we accommodate. We also do not allow those under certain age threshold to book our properties.**

### Security Deposits

**All guests who stay with us are required to provide an upfront Security Deposit, ensuring they will all comply with all House Rules**

### House Rules

**Strict House Rules that we require all guests to agree to when we provide them accommodations. If any violations to these rules occur, we cancel a guests reservation, remove them from the unit, and collect their security deposit in full.**

### Security Hardware

**Noise detection hardware that monitors homes decibel levels and ensures guests comply with all local noise ordinances and bylaws**

### Insurance

**Two million dollars in insurance protection. 1 million in home owner protection insurance and 1 million in guest liability insurance for the professionals we accommodate. Rest assured, any home you give us to manage is protected and given the utmost care**

# HOW DO WE COMPARE?

## Our Services vs. the Competition

### REVENUE MANAGEMENT

Utilizing our Dynamic Pricing strategies, we generate top dollar for your property during all seasons

### MARKETING

We create multi-channel marketing campaigns to attract our corporate clientele demographic

### CENTERS OF INFLUENCE

We have an extensive network of business professionals, corporate executives as well as their families that book with us directly

### 24/7 GUEST COMMUNICATION

We provide 24 hours a day, 7 days a week communication for our guests ensuring all their needs are met, no matter the time of day.

	REVENUE MANAGEMENT	MARKETING MANAGER	CENTERS OF INFLUENCE	24/7 GUEST COMMUNICATION
SELF MANAGED	X	X	X	X
THIRD PARTY	X	✓	X	X
COZY DIGZ	✓	✓	✓	✓



# GIVING YOU YOUR TIME BACK

## Freedom of Time



### Trust Your Home is In Good Hands

**Know that we will protect your home and ensure the safety of all guests.**



### Spend More Time With Your Loved Ones

**Enjoy spending more time talking to family, friends and co-workers and not worrying about the day-to-day operations of your property.**



### Put Your Mind at Ease

**Have peace of mind knowing that you can sit back and relax while we make you money.**



### Check Your Owner's Statements

**At any moment in time, you can request additional information regarding the financial progress of your property, in addition to your monthly owner statements.**



### Spend Time Doing the Things You Love

**Go and head and enjoy spending the money we're making you on the things that you love to do!**

# "I CAN DO THIS MYSELF"

## Why Work With COZY DIGZ?

We know what you're thinking. Why should I give my home to Cozy Digz when I can manage this all myself? Well, we're glad that you asked.

### QUESTIONS TO ASK YOURSELF

- How to determine the most optimal Rental Rate?
- How do you make data driven decisions on choosing how to market your home?
- What is your unique value proposition to guests?
- What is the unique experience that you're selling? How do you properly advertise and market it to guests?
- What is your target demographic? How do you determine it?
- How do you attract this demographic?
- What is your pricing strategy for Peak, Low, and Shoulder season?
- How are you planning on offering 24/7 communication to guests?
- How will you be able to consistently collect Guest IDs, Collect Damage Deposits and Returning Deposits?
- How do you differentiate yourself from your competition?



# Next Steps

## Connect With Us



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**Chicago, NW IN, Northern IN, and SW Michigan**