

PEACE OF THE BEACH CONDOS

A high-touch, hands-on property management company. Your space is not “just another rental” in our portfolio.

Owning a beach condo should be something you enjoy—not a second job.

Peace of the Beach provides hands-on management designed to protect your investment, align with how *you* actually want to use your property, create a memorable guest experience every time, and improve income over time. We intentionally manage a limited number of properties so each one receives focused attention.



*Your property.
My priority.*

What makes Peace of the Beach different?



I'M AN OWNER, TOO.

I understand the investment, the expenses, and the importance of knowing your property is being cared for.



YOUR PROPERTY SHOULD BE WORTH BOOKING.

Thoughtful styling and presentation are part of our management—because how your property looks directly impacts how it books.



ACTIVE RENTAL MANAGEMENT.

Pricing, availability, marketing, and guest communication are handled with ongoing attention—not a set-it-and-forget-it approach.



HANDS-ON ISSUE RESOLUTION.

Maintenance concerns, guest questions, and property issues are addressed promptly and followed through.



STRAIGHTFORWARD COMMUNICATION.

You receive clear information about bookings, expenses, property needs, and owner payouts.

*The goal isn't
simply to book
more nights.*

The goal is to help you make informed decisions about your property while reducing the daily work and uncertainty that come with managing it yourself.

Who we're a great fit for



Owners who want a trustworthy, communicative manager who treats the condo like their own, understands the local market, and attracts higher-quality guests who respect the space and pay for a well-presented experience.

Peace of the Beach Condos

GULF COAST VACATION RENTAL MANAGEMENT

Hands-on care. Clear communication. Thoughtful management.

Clear Terms. No Surprise Management Charges.

The management structure is straightforward, and the work behind it is ongoing.

22%

Management fee on gross rental revenue

We use (and regularly adjust!) dynamic pricing based on seasonality, demand, local events, booking pace, stay length, and market conditions. Whenever possible, I build the cost of management into the guest’s total payment through the nightly rate and overall pricing strategy to maximize your payout.

WHAT I DO NOT CHARGE

- ✓ No annual linen fee
- ✓ No annual marketing fee
- ✓ No separate monthly management subscription
- ✓ No additional credit card / processing fees
- ✓ No extra fee simply because we adjust pricing or manage multiple booking channels
- ✓ Professional photography

WHAT THE 22% COVERS

- Listing management and optimization
- Dynamic pricing and revenue strategy
- Guest communication before, during, and after stays
- Reservation, calendar, and platform oversight
- Cleaning and linen coordination
- Inspections, damage reporting, and follow-up
- Quick attention to needed repairs and light maintenance included in the contract

Repairs and light maintenance: We do not wait for a small issue to become a guest complaint or a larger expense. Basic maintenance and quick attention to needed repairs are included, and we coordinate all vendors.

FINANCIAL TRANSPARENCY

Monthly statements

Clear reporting of rental income, management fees, channel deductions, owner expenses, and payouts.

Owner payouts

Rental funds are held and distributed according to the management agreement, with payouts issued within the first 15 days of each month for the prior month.