

JN PROPERTIES

Your Peace Of Mind,
Our Mission



*Property
management*

Visit Us :
jnproperties.co

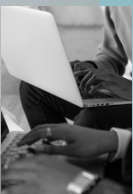
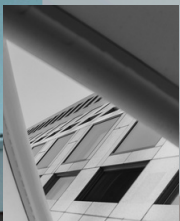


Your Peace Of Mind, Our Mission

Welcome to JN properties, we are dedicated to providing you with peace of mind and ease as we manage your rental investments. Our focus is on maximizing your returns while ensuring the security of your properties. Trust us to take care of your rental needs, allowing you to relax and enjoy the benefits of your investment.

Dear Customer,

Thank you for your interest in what we offer. We're delighted to share this pricing proposal, which contains information about our company, our packages, and how we can work together. We look forward to collaborating soon!



About Us



When we created **JN Properties** our goal was to elevate the standard of living for our clients by transforming their properties into exceptional hotel-like experiences. Our focus is on providing tenants with personalized and efficient services, ensuring they enjoy a seamless stay. With a diverse range of activities and property services, we create an inviting atmosphere caters to every need, making each tenant feel valued and at home. Join us in redefining property management, where comfort and luxury meet unparalleled service.

CONCIERGE SERVICES



All-Inclusive Concierge Service

We take care of every detail, so you don't have to. Our comprehensive solutions are built to simplify the rental process and enhance the guest experience from initial inquiry to final checkout.

Property management

- Professional photography
- Compelling property description
- Strategic placement across platforms

Guest Relation

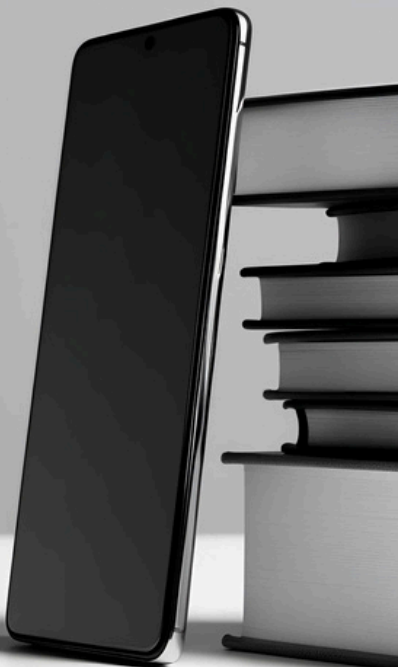
- 24/7 guest communication
- Personalized welcome
- Rapid problem resolution

Property Care

- Professional cleaning
- Regular maintenance
- Quality control inspections



Property manager



Our property manager services provide each tenant with a dedicated personal assistant, ensuring that any issues or needs are promptly addressed. Your personal assistant is available to help with a variety of tasks, from resolving maintenance requests to answering any questions you may have about your residence. We aim to make your living experience as smooth and enjoyable as possible, so you can focus on what matters most to you. Rest assured, your personal assistant is just a call or message away, ready to assist you whenever you need support.

Need anything?



Looking for the perfect bottle of wine for your romantic getaway? Or perhaps you need a kayak, climbing equipment, or a boat rental? With our app, you can get everything you need delivered right to your doorstep including groceries. Make your trip unforgettable !,



Luxury Services



Personalized Care

Experience personalized care with our dedicated team catering to your needs around the clock. We prioritize your satisfaction and well-being, offering prompt assistance and top-notch services.



Exclusive Benefits

Enjoy exclusive benefits as a tenant at JN Properties, including access to fitness centers, spa facilities, and social events. Elevate your lifestyle with our array of upscale services and perks.



Maintenance Support

Rest easy knowing that our maintenance team is here to promptly address any issues that may arise in your property. We strive to keep your living space in optimal condition for your comfort.

APP SERVICES



Owner App: Transparency & Control

Stay connected to your property's performance wherever you are with our intuitive, powerful Owner App. This digital command center provides real time insights and control over every aspect of your rental business.

Instant Notifications

Receive automatic alerts for each new reservation, allowing you to stay informed without constant checking. Know exactly when your property is booked and what revenue to expect.

Financial Transparency

Track your earnings with push alerts for new revenue, detailed financial reports, and complete visibility into your property's performance metrics.

Calendar Management

Easily block dates for personal use with full calendar visibility and control, ensuring your own vacation plans are seamlessly integrated with your rental schedule



ALL YOUR GUEST INFO IN ONE PLACE



With a simple QR code scan, your guests can access everything they need: from pre-check-in and property details to Wi-Fi info, house rules, entry instructions, photos, videos, a personalized welcome guide, and local recommendations—all fully tailored to your property.

In-App Boutique Services

Elevate your guests' experience with hotel-like conveniences available at their fingertips. Our in-app boutique services allow visitors to customize their stay with premium add-ons that enhance comfort and convenience.



Flexible Check-in/out

Early arrivals or late departures accommodated based on availability for an additional fee



Grocery Delivery

Refrigerator stocking before arrival or during the stay, saving guests valuable vacation time.



Beverage Service

Wine, champagne, or other beverages delivered to the property, perfectly chilled and ready to enjoy



In-Home Services

Private chefs, massage therapists, and other professionals available on request.

Traveller app



Welcome to your new home! At your arrival, you will receive a link to our traveler app, where you'll find all the information need to make your stay comfortable. From Wi-Fi details to guides on how everything works on the property, we've got you covered.

Discover an easy way to find activities and recommendations for your stay in La Costa del Sol. In just two clicks, access a customized experience. From beautiful beaches to vibrant nightlife, your perfect getaway is within reach. Start planning today!

OUR RENTAL STRATEGY



Revenue Management: Maximize Your Income

- **Market Analysis**

Daily evaluation of demand, local events, and competitor pricing

- **Performance Review**

Regular analysis to ensure maximum profitability

- **Dynamic Pricing**

Strategic rate adjustments based on multiple variables

- **Policy Optimization**

Fine-tuning of stay requirements and cancellation terms



Our sophisticated revenue management strategy helps property owners earn more without the stress of constant market monitoring. We make data-driven decisions to optimize your rental's performance, adjusting key variables weekly including daily rates, minimum stay requirements, and cancellation policies all to help you maximize income effortlessly.

To achieve this, we employ advanced analytics and technology, ensuring that every decision is backed by real-time data and insights. We constantly monitor market trends and conditions, allowing us to proactively adapt to fluctuating demands and capitalize on emerging opportunities. With our approach, you can rest assured that your property is positioned for optimal performance and growth in an ever-evolving market.

Smart Listing & Instant Booking



Multi-Platform

Presence With a single submission, your property appears across all major booking platforms, maximizing visibility and booking potential. Our hotel-grade system ensures your property is showcased to the widest possible audience.



Real-Time Calendar Syncing

Our advanced technology synchronizes bookings across all platforms in under one minute, eliminating double bookings and ensuring your availability is always accurate.



Multilingual Support

Attract international travelers with listings in English, French, and Spanish, expanding your market reach and appealing to a diverse client base.





Property Management

J N P R O P E R T I E S

Contact us: 674-337-246/602-534-862

Our Plans

PROFESSIONAL MANAGEMENT

- Property Management
- Tenant and owner app
- Listing creation & optimization (Airbnb, Booking.com, VRBO, etc.)
- Multilingual listings (EN/FR/ES)
- Dynamic pricing & revenue optimization
- Calendar syncing & channel management
- 24/7 guest messaging & communication
- Guest booking management
- Cleaning coordination & quality control
- Regular maintenance coordination
- Owner dashboard with earnings & calendar
- Monthly performance reports
- Damage claims & insurance handling
- Concierge services:
 - Grocery delivery
 - Wine & drinks packages
 - Private chef/massage bookings
 - Local activities & bookings
- Welcome pack (standard)
- Digital guest guidebook with QR acces

20%

20% EXTRA COSTS

- Amenities
- Check in/out
- Bedclothes and Towels
- Professional photography
- Extra maintenance
- Cleaning Supplies

HIGH-END PERFORMANCE MANAGEMENT

- Everything at 20%
- Premium quality bedclothes and towels included
- Free restocking of amenities
- Paid advertising campaigns
- Property care services
- Professional photography

30%

EXTRA SERVICES (INCLUDED IN 30%)

♦ Priority Emergency Coverage (Premium)

Priority response for urgent situations
Faster intervention vs standard service

💰 80 € / month

♦ Seasonal Property Reset

Pre-season or post-season preparation

💰 100 € – 300 €

♦ Amenities & Restocking

💰 Cost + service fee

♦ Key Handovers / Access Management

Guests, tenants, technicians

💰 30 € per service

♦ Post-Stay Inspection

Detailed inspection after guest stays

Photos + report

💰 25 € – 50 € per visit

♦ Linen & Towel Service

💰 Monthly or per use



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Our Property Management Services

RECURRING SERVICES

- ♦ **Monthly Property Visit**
One scheduled visit per month
Visual inspection (damage, leaks, general condition)
Reporting to Owner
💰 70 € / month
- ♦ **Utility & Bill Management**
Payment and monitoring of electricity, water, internet
Usage tracking
💰 20 € – 50 € / month
- ♦ **Priority Emergency Coverage (Premium)**
Priority response for urgent situations
Faster intervention vs standard service
💰 80 € / month
- ♦ **Storm / Weather Check**
Property check after extreme weather
💰 30 € – 80 € (Depending on property)

ON-DEMAND SERVICES

- ♦ **Key Handovers / Access Management**
Guests, tenants, technicians
💰 30 € per service
- ♦ **Unforeseen / Emergency Visit**
Leaks, alarms, damages, urgent issues
💰 30 € + 30 € / hour
- ♦ **Package Reception / Access**
💰 30 € + 30 € / hour
- ♦ **Post-Stay Inspection**
Detailed inspection after guest stays
Photos + report
💰 25 € – 50 € per visit
- ♦ **Extra Cleaning / Deep Cleaning**
According to property size
- ♦ **Seasonal Property Reset**
Pre-season or post-season preparation
💰 100 € – 300 €

PROPERTY CARE

- ♦ **Linen & Towel Service**
💰 Monthly or per use
- ♦ **Maintenance & Repairs**
 - Third-party technicians💰 Cost + coordination fee
- ♦ **Renovation & Project Coordination**
 - Contractor management
 - Supervision of works💰 10% – 15% of project value
- ♦ **Amenities & Restocking**
💰 Cost + service fee
- ♦ **Airport Pickup / Key Delivery**
💰 50 € – 120 €
- ♦ **Owner Stay Preparation**
Before Owner arrival:
 - Cleaning
 - Fridge stocked
 - Property prepared💰 80 € – 200 €

CONTACT US

JN PROPERTIES



Thank you for taking the time to check out JN Properties. We're excited about the possibility of working together and helping you get the most out of your rental property — with less stress and more peace of mind.

Have questions or want to learn more? We're just a message or call away.

Let's make property management simple, smart, and seamless.



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