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KEY SOURCE PROPERTIES

2022

Louisville's Premium Short Term Rental Experts
& Management Company

WELCOME TO KEY SOURCE PROPERTIES



Key Source Properties offers a turnkey solution to short term rental management. We handle everything from creating a property's listing to cultivating the guest experience, cleaning and maintenance, 24/7 guest support, and providing guidance on local permits and zoning registrations.

We analyze market trends and utilize multiple booking channels to maximize earnings for our property owners – all while maintaining the day-to-day management of their STR properties in Louisville. Key Source's revolutionary approach to property positioning, digital marketing, and cutting-edge technology is creating a short-term rental management experience that provides an unmatched service to property owners and guests.



WHY CHOOSE US?

What's better than one team? **Three** teams.

Key Source Properties draws upon the resources of three internal team divisions and 5 years of short-term rental management experience to ensure the maximum exposure and seamless management of your property, all while ensuring maximum safety for your investment and the guests who stay with us.



Operations & Marketing Team

- Quality Control Services
- Listing Optimization
- Calendar & Rate Optimization
- Multiple Channel Distribution
- Revenue Management
- Repairs and Maintenance



Guest Management & Communications Team

- Professional Cleaning & Linen Services
- Inventory Management
- (flat fee for products, monthly)
- Guest Communication
- Review Management



24/7 Safety & Security Team

- Trust & Safety Team Access
- Criminal Background Screening
- Guest Risk Scoring
- Noise Aware Monitoring System
- Local contact number for owners, guests & neighbors.



NOISEAWARE™

Protecting Our Properties Inside & Out

All of our properties are fitted with NoiseAware devices for **FREE**. This software measures noise volume to help identify problematic guests. The NoiseAware Dashboard also provides us with intelligent insights at all of our properties to protect our property owners' investment. See NoiseAware's key features below.



Parties, Unruly Guest, and Noise Issues



False Complaints



Costly Damage



Fines & Regulation



Reputation or Neighbor Issues



OUR LISTING OPTIMIZATION STRATEGY

Our listing optimization strategy is designed to improve your search ranking and visibility year-round. This means more bookings and more revenue, even in traditionally slower seasons.



PROFESSIONAL PHOTOGRAPHY & SEARCH-OPTIMIZED COPYWRITING

We set your listing apart from the rest with stellar professional photography, as well as search-optimized listing copy to help boost your ranking.



DYNAMIC RATE ADJUSTMENT

Our Dynamic Rate Adjustment technology capitalizes on market adjustments, and automatically adjusts your rate based on available inventory.



MULTIPLE CHANNEL DISTRIBUTION

Our Multiple Channel Distribution strategy is designed to ensure maximum exposure of your listing across many of the industries most popular booking sites, while avoiding double bookings.

Marketing and booking streams

Key Source Properties listings are distributed on the following booking channels.





REVENUE MANAGEMENT

In 2019, we were proud to bring in over \$2 million in booking revenue for our property owners and welcomed over 12,000 guests to Louisville.

With Key Source Properties' Revenue Management System, your investment is safe with us.



Income Collection

No hidden fees.
No complications.
Booking Revenue right into your bank
account.



Chargeback Management

Sometimes, it happens. Have peace
of mind knowing that our team will
take care of the less luxurious parts of
short-term rental management.



Detailed Monthly Statements

It is important to know exactly where
your money is and how your property
is performing. Our detailed monthly
statements will keep you in-the-know.

WHAT ARE OTHER PROPERTY OWNERS SAYING ABOUT US?



DEREK ROBINSON, PROPERTY OWNER

Outstanding company! I am the owner of three properties that they manage for me and I've been a client for over 2 years. I always get a personal touch, even as they've added employees and grown the business. My properties average 5 star reviews from guests due to their attention to detail, cleanliness, communication, and overall helpful attitude. I could not recommend them more!



TAMARA FRANK, PROPERTY OWNER

The relief I feel knowing that the Key Source team is handling all of the details from advertising, scheduling guests and arranging housekeeping to restocking pertinent items. It has been an absolute joy to have hired them at the time when I first purchased the property and know that because of their high level of professionalism, I've been able to reap the rewards of a highly competitive and complicated industry.



LET'S TALK



JUSTIN REID COO

Are you ready to take your short-term rental property to the next level and get your life back? Contact us today to schedule a consultation.



502.938.2576

For more information please visit www.sixdegreesre.com/shorttermrentals