AIRBNB MANAGEMENT



GH MANAGEMENT

Higher Returns. Significantly Less Hassle.

Backed by Superhost experience, we focus on delivering higher returns with far less hassle. You remain in control of the asset, we take care of the rest.

SOLUTIONS TO COMMON CHALLENGES
No dealing with tenants, no unpaid rent, no void periods, advantageous flexible contracts favourable over AST arrangements. Your property remains entirely yours. We simply maximise its earning potential whilst keeping the property in guest-ready condition.

WE HANDLE ALL OPERATIONS & MAXIMISE PERFORMANCE
Listings, guests, cleans, pricing and maintenance: managed end-to-end. A truly hands-free experience for landlords. Backed by BSc Real Estate and MSc Psychology — and a Superhost track record.

YOUR PROPERTY. OUR EXPERTISE.
From guest-ready presentation to thoughtful hosting, we help your property stand out, giving guests a reason to book and a reason to return. Attention to the little details helps create a welcoming stay and a lasting impression.

Returns depend on short-term rental demand, seasonality and operating costs. Airbnb management is not a fixed-rent arrangement or income guarantee. You retain full ownership of your property.



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Service Accommodation Specialists · Southwest UK
Airbnb Superhost · 4.9★ · 07513326935

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A simpler way to manage your property

The Reality Most Hosts & Landlords Face

- **Void Periods & Unpaid Rent**
  Weeks or months of a vacant property eating directly into your income with no guarantee of when the next tenants will arrive.
- **Frequent Messages from Guests/Tenants**
  Enquiries, complaints and check-in requests arriving at all hours — evenings, weekends and holidays included.
- **Cleaning, Linen & Maintenance**
  Coordinating cleans, fresh linen, repairs and check-ins between every stay are continuous operational burdens.
- **Property Damage & Difficult Guests/Tenants**
  Risk of damage, poor reviews, or problem guests and tenants; as well as the stress of resolving disputes without professional support.
- **Renters Reform Bill Challenges**
  Compliance headaches, increased admin, poor tenants and lack of eviction control are all issues landlords are now facing as a result of the new renters reform bill.

How AirBnB Mangement Works

1. **Optimise Your Listing**
   Professional photos and staging, dynamic pricing strategy and booking optimisation from day one.
2. **24/7 Guest Communication**
   Every enquiry, booking and in-stay issue handled by our team — exceptional guest experiences, around the clock.
3. **Cleaning, Linen & Maintenance**
   Professional cleans and premium linen coordinated for every turnover. All day-to-day operations handled.
4. **You Retain Full Ownership**
   You keep full control of your property and receive income after agreed management fees and operating costs. No fixed-rent arrangement.
5. **Monthly Reports & Your Time Back**
   Transparent monthly performance reports keep you fully informed. Hassle free profits and we run it all!

Why Landlords Choose to Work With Us

Guy — Airbnb Superhost
GH Horse Group · Southwest UK · 27 & 25 Years Old
4.9★ Rating · 55 Reviews · 1 yr 6 months Hosting

Airbnb profile snapshot. Rating reflects verified guest reviews at time of capture.

EVERYTHING WE TAKE CARE OF — 6 core services

- Staging and Listing Optimisation
- 24/7 Guest Communication
- Professional Cleaning & Premium Linen
- Maintenance Coordination
- Compliance & Licensing Support
- Monthly Performance Reports

LANDLORD TESTIMONIAL

> *I have been working with Guy and Olivia for two years, and throughout this time the experience has been consistently positive. Their service has made managing my property considerably easier and more straightforward, with very little hassle on my side.*
>
> *Communication has been great, and I have complete confidence in knowing that the day-to-day management of the property is being taken care of professionally and reliably. Having had tenants in the past, I really value how smooth and stress-free this arrangement has been.*
>
> *It has been a great working relationship from the start, and I would happily recommend Guy and Olivia to other landlords or property owners looking for a reliable, hands-off approach to property management. - Mohammed Moied*

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Income Snapshot - Example Property
5 Broad Croft, Patchway, Bristol

Portfolio photography, 5 Broad Croft, Patchway, Bristol, is a genuine snapshot of an existing agreement. Performance figures are illustrative and not indicative of annual returns.

EXAMPLE PROPERTY PHOTOS



Metric	Long-Term Let	Short-Term (Aug '25)
Annual Income	£24,600	£46,088.68 [2]
Monthly Income	£2,050	£5,507.39 [1]
Example Basis	Fixed tenancy	Multi-platform, Aug 2025

[1] Gross booking revenue for August 2025 — before management fees, cleaning, utilities, taxes and other operating costs. Net owner returns will be lower and vary by property and season. Not a guarantee of income. [2] Annualised from a single example month; not actual yearly earnings.

MONTHLY REVENUE — AUGUST 2025 EXAMPLE

AVG OCCUPANCY 85% | AVG NIGHTLY £220.30

Revenue Source	Amount
Airbnb Revenue	£660.59
Booking.com Revenue	£971.80
Direct Booking Revenue	£3,875.00
TOTAL MONTHLY INCOME	£5,507.39

MONTHLY EXPENDITURE — AUGUST 2025 EXAMPLE

Cost Item	Amount
Management Fee (20%)	£1,101.40
Cleaning (£100/clean)	£800.00
Energy & Water	£161.40
WiFi	£38.00
Pricing & Management Software Fees	£114.42
Consumables & Maintenance	£35.00
Business rates / Council tax	£254
TOTAL MONTHLY EXPENDITURE	£2504.22

EXAMPLE BALANCE — AFTER LISTED COSTS (AUGUST 2025)

Total Income £5,507.39 − Total Expenditure £2,504.22 = Example Balance £3,003.17 vs Usual Rental Income £2050 ↑+46.5%

This balance is after the listed costs in the above example and does not represent net landlord return. Taxes, typical costs incurred by landlords, and other costs may apply. Not a guarantee of income.

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Know anyone who might be interested?
£500 reward — For a successful referral

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Higher Returns. Full Ownership. Hands-Off Investment.

WHAT OUR GUESTS SAY — 5 Stars · Overall Quality

Erin
12–14 Oct 2025
Overall quality
"The place was amazing, stunning house ... the beds were so comfortable ... whole place was spotless ... would stay again 100%."

Shellie
23–27 Dec 2025
Overall quality
"Guy is a lovely host, very accommodating, very helpful, and cared about our comfort. Our large family enjoyed Christmas here."

Nathan
30 Jun – 2 Jul 2026
Overall quality
"We had a great stay. The place was clean, comfortable, and exactly as described. Easy check-in, friendly host, would return."

THE OFFER

Keep full ownership of your property and let us handle the day-to-day, with a fully managed Airbnb and short-term letting service designed to unlock its income potential and give you your time back. Our 20% management fee covers end-to-end short term let operations, including staging, listing optimisation, dynamic pricing, booking management, guest communication and ongoing oversight to maximise occupancy, revenue and guest satisfaction.
Every property and landlord is different, so we take a tailored approach to ensure the arrangement works for you. Start with a free, no-obligation property review for a realistic income projection and a proposal tailored to you.

TERMS TO AGREE TOGETHER

- Management fee — to be agreed
- Operating costs & scope of services
- Reporting frequency & owner access
- Notice periods & contract terms

All terms discussed and agreed before any arrangement begins.

IS THIS A GOOD FIT FOR YOU?

- Landlords wanting a hands-off investment
- Owners looking to optimise income via serviced accommodation
- Long-term, trust-based partnerships
- Those who value professional management & transparent reporting

WHAT HAPPENS NEXT

1. **Free Property Review**
   A free 15-minute call to understand your property and give you a clear, realistic income projection.
2. **Tailored Proposal**
   We prepare a management proposal covering projected income, agreed fees, and the full scope of our service.
3. **Listing & Onboarding**
   We optimise your listing, arrange photography, and get your property performing — you sit back and receive results.

What could your property earn?
Book a free property review.
Get a realistic income projection.

Looking for a fixed income?
We have a solution for that too.
Ask us about our options.

Scan to chat on WhatsApp

07513326935 · admin@ghhomesgroup.co.uk

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