



10,152'

"ELEVATE YOUR VACATION"

Cielo Vista Vacation Properties
www.CieloVistaVacationProperties.com

720-284-2135

Who we are

OPERATED BY LOCALS

Husband & Wife team, Mark & Stacey Wyatt, in partnership with a local property management team, are here to add a personal touch. We want to introduce you to the mountain town of Leadville and it's natural surroundings.

OUR QUALIFICATIONS

- *Marketing, Management, and Accounting Degrees*
- *Colorado Real Estate Licenses Trip and Stay*
- *Insurance Licenses*

OUR EXPERIENCE

- *18 years Property Management*
- *25 years Management, Sales*
- *20 years Accounting*

What we do

GROWING YOUR INVESTMENT

We are actively marketing Leadville as a year-round vacation destination to travelers and adventure-seekers world wide. Our key demographic is focused on weekly vacation rentals, & properly maintained residences.

COMMUNITY SUPPORT

We promote & support locally owned industry & service-based business in Leadville and surrounding areas.

ON-LINE BOOKINGS

Convenient, on-line & property management services to Leadville's growing vacation home industry.

COMMUNITY SUPPORT

Provide affordable weekly vacations for groups, families & friends that offer comfort, activities, events in one of nature's most astounding settings, "The Colorado Rockies".

See back of this page for more information





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When we do it **24-7 ON-LINE SERVICE**

Our cloud functioning software operates continuously with automatic, simultaneous responses to every inquiry.

Where we do it **LOCAL & ON-LINE**

LOCAL

Our services and providers are for Leadville by local professionals that are vetted and fully licensed.

ON-LINE

Our website has been built with current search engine optimization results to attract Outdoor adventure enthusiasts all over the world.

Why we do it **EVERYONE BENEFITS**

FOR GUESTS

Open up the Leadville Experience to vacationers, family reunions, group events, outdoor enthusiasts, thrill seekers, & adventurers.

FOR PROPERTY OWNERS

To help increase the value of their property investment.

FOR OUR COMMUNITY

To grow and sustain local business all year long.



Elevate your vacation home potential

OUR SERVICES

A comprehensive look at everything we offer.



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ON-LINE BOOKING

- #1 Vacation Rental Software
- 24-7 On-line access World Wide
- Cloud Based Security
- Airbnb Integration
- Google Analytics
- Insurance for Trip & Property
- Auto Responding

MARKETING YOUR PROPERTY

- Custom Property Page
- Custom Property Promos
- Feature Property
- Property Links to E & A
- Community Locations
- Links to Alternate Locations
- e-Marketing Campaigns
- Airbnb Integration

NOTIFICATION AND RECORDS

- Owner Software Access
- Annual & Monthly Reports
- Cleaning and Maintenance Notifications
- Rental & Periodic Maintenance
- Financial & Maintenance Records

MARKETING LEADVILLE

- Chamber of Commerce
- Local Event & Activities
- Support Business Links
- Business Promotions & Coupons
- Summer and Winter Brochure
- e-Marketing Campaigns
- Airbnb Exposure

INCREASE VALUE AND PROFIT

- Lower Annual Cost
- Lower Booking Cost
- Wider Target Market (More Bookings)
- Deeper Target Market (Longer Stays)



Elevate your vacation home potential

YOUR SAVINGS — *We make vacation properties easy and fun for everyone.*



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GETTING STARTED IS EASY

LOW START UP COST

- *First 3 months FREE*
(Annual Fee)
- *Lower Booking Cost*
(w/Prop Mgt. contract)
- *Low Property Mgmt. Cost*
(w/On-line Booking contract)

LOW LIFETIME COST

- *One-time Lifetime Fee*
- *Lifetime Safety Essentials Program*
- *Scheduled Periodic Maintenance*
- *Negotiated Fees for Standard Maintenance*



EXCEPTIONAL GUEST EXPERIENCE

COMPLIMENTARY GUEST PROGRAMS

- *FREE Hand Made Facial Soaps*
- *FREE Blended Spices for Grilling*
- *FREE Fresh Roasted Whole Bean Coffee*

CUSTOMER PROMOTIONAL PROGRAMS

- *FREE Local Support Discounts*
- *FREE Owner & Property Promotion Programs*
- *FREE e-Marketing Programs*
(Your Property Featured)

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WELCOME to LEADVILLE

Gateway to the World's Best Outdoor Playground.



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ABOUT US

Who we are and what we do for you.



Centennial Enterprise & Real Estate, Inc.
1020 Poplar St Leadville, CO 80461
www.leadvillecorealestate.com
Ph. (719) 486 - 1409

Who we are

CAROL GLENN - BROKER/OWNER

Carol has been in the office since it was founded in 1976 and been involved with rentals the past 40 years. Her experience includes working with tenants, bookkeeping, property maintenance and selling real estate since 1978. In 2001, Carol became the Owner/Broker of the office. Her hard work through the years has made Centennial one of the most recognized names in real estate in the area. Carol has seen the various cycles of the Leadville market. She can provide sound real estate advice to help you make an educated decision on important home investments. Her reputation makes her the go-to REALTOR® in Lake County for real estate advice.

AMY TAIT - BROKER/ASSOCIATE

Amy loves being a REALTOR®! Finding and selling property for people is a very fulfilling experience for her. She has been a top producing REALTOR® since she attained her license in 2003. She says the most enjoyable part of real estate sales is the people she gets to work with to find their perfect home, vacation investment property, or piece of land for the future. She would be thrilled to help you with your home buying experience. Whether you are a first-time buyer or a seasoned investor, she is always available to discuss market conditions and tips on readying your home for resale now or in the distant future.

What we do

- Sell Residential, Commercial, and Vacant Land for a Combined 54 Years
- Turn Key Investment Properties
- Long-Term Property Management
- Short-Term Vacation Rentals

Where we do it

LAKE COUNTY (LEADVILLE & TWIN LAKES)

Why we do it

FOR OUR COMMUNITY

- Active members of The Lions
- Chamber of Commerce
 - Past Board Presidents
 - Victorian Homes Tour
 - Leadville BBQ & Brew Fest Committee
 - Candidate's Night

FOR THE FUTURE

- Tourism Panel (Past Members)
- Mineral Belt Trail Committee
- Greater Heights Academy
- Lake County School District (Various Committees)

OUR SERVICES

A comprehensive look at everything we offer.



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PUT OUR EXPERIENCE TO WORK

HOME SALES

- *Selling- Leadville Homes for 54 years Combined*
- *Choice- The right home for Family, Secondary, or Investment*
- *Knowledge- Up to date MLS Information and Market Updates*

LONG-TERM PROPERTY MGMT.

- *In town Management*
- *Screen Potential Renters*
- *Rent Collection*
- *Semi-Annual Property Inspections*
- *Ground and Home Maintenance*
- *Use of Local Professionals*
- *Licensed & Insured*
- *Cleaning Services*
- *Snow removal*
- *Check in / Check out*

SHORT-TERM PROPERTY MGMT.

- *Vacation Rentals*
- *In-Town or County*
- *On-line Booking Services*
- *Friendly, Knowledgeable Local Experts*



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INTEGRITY & VALUE

We make vacation properties easy and fun for everyone.



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INTEGRITY

- *Over 40 Years servicing Leadville & Lake County*
- *REALTOR® Certified*
- *Certified Negotiating Expert (C.N.E.)*
- *Local Market Knowledge*
- *Active Community Participation*
- *Licensed, Licenced, Insured, Skilled, & Proven Tradespeople*

VALUE

- *Low Property Mgmt. Cost (w/On-line Booking contract)
~for Short-Term Rental Management*
- *Lifetime Safety Essentials Program*
- *Scheduled Periodic Inspections/Maintenance*
- *Documented Monthly and Annual Costs (Taxes)*
- *Negotiated Fees for Standard Maintenance*
- *Documented Improvements (Taxes and Resale)*
- *Verifiable Income Stream*
- *Increase Home Value and Investment*



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