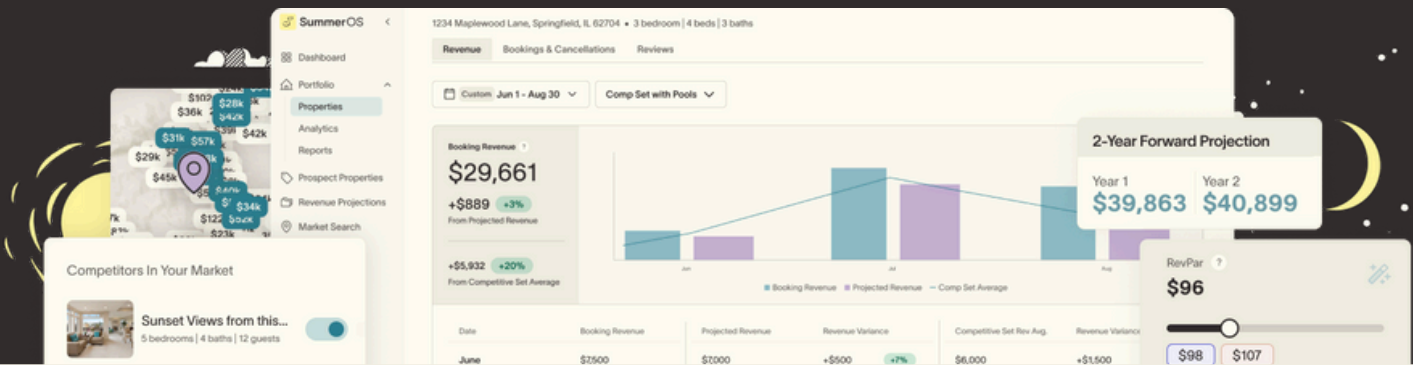


Summer

# Your STR asset **intelligence** engine

SummerOS doesn't replace your PMS — it completes it. SummerOS is the first asset intelligence engine for short-term rental managers. From market research to real-time performance, it helps you drive smarter decisions for every property you manage. Use it to forecast, benchmark, underwrite, track, and improve performance — all in one place.

Win new homes, retain more owners, and solve underperformance before it costs you revenue.



Top STR operators  
trust SummerOS



techvestor

hometeam  
LUXURY RENTALS

## From problems to performance

Managing short-term rentals means juggling multiple tools, demands, and shifting markets.

SummerOS helps you streamline decisions so you prevent problems before they happen.

Turn data into decisions and move from reactive management to proactive growth.

With SummerOS, you optimize the full asset lifecycle across every property in your portfolio.

### Challenges



#### Unreliable forecasts

You can't forecast with confidence when you're guessing with outdated tools.



#### Unclear performance

You can't fix what you can't see. Without clear data, revenue drivers stay hidden.



#### Reactive operations

Constant firefighting keeps you reactive, not strategic.



#### Frustrated owners

Owners want strong returns, but you lack the tools to set or meet expectations.

### Solutions



#### Confident forecasting

Plan with confidence using institutional-quality revenue projections.



#### Smart insights

Track actual vs. projected revenue to pinpoint what's working — and what's not.



#### Proactive management

Get real-time insights to solve issues before they escalate.



#### Stronger owner relationships

Set data-backed goals and deliver transparent updates that build trust.

# Make faster, data-backed decisions

Find forecasted, actual, and benchmarked performance – everything you need to power smarter STR growth in one place.



## Accurate forecasting

Say goodbye to guesswork with institutional-quality projections.



## Smart dashboards

Visualize the metrics that matter with STR-focused, intuitive dashboards.



## Revenue optimization

Identify high-impact amenities, markets, pricing strategies, and booking levers.



## Market intelligence

Track data on pricing, occupancy, and demand across regions and submarkets.



## Market watch

Stay ahead with real-time visibility into events, weather, and peak periods.



## Custom comp sets

Compare performance against the right comps to uncover growth opportunities.



## Portfolio performance

Monitor key metrics like RevPAR and occupancy to refine strategy continuously.



## Underwriting

Build full cash flow proformas, term sheets, and property inventories with ease.

4.4  
Portfolio Average  
4.1



## Property performance

Get full visibility with health scores, AI-powered image analysis, and operations data.

*Summer*

## Real results, real revenue

*Based on aggregated annual performance across SummerOS managed properties.*

**+31%**

Year-over-year  
revenue growth

**+25%**

Average daily rate  
increase

**15 hours**

Saved per week  
on average

## See how SummerOS works

Book your personalized demo of SummerOS now. Let's unlock smarter growth together.

Book your demo at  
[summeros.com](https://summeros.com)