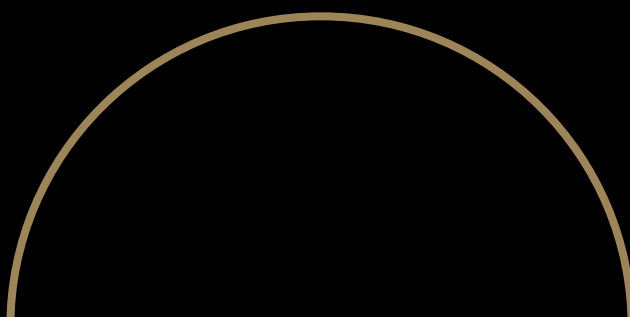


EXCLUSIVE **X** VACATIONS

A PRIVATE COLLECTION OF EXCEPTIONAL HOMES





EXCLUSIVE VACATIONS WAS CREATED AROUND A SIMPLE BELIEF: EXCEPTIONAL HOMES DESERVE EXCEPTIONAL STEWARDSHIP.

We are not a volume-driven vacation rental company. We are a curated luxury hospitality brand built for homeowners who value design, discretion, experience, and long-term asset care just as much as financial performance.

In the Exclusive Vacations collection, every home is intentionally selected, positioned, and managed. Our goal is not to be everywhere, but to instead be exceptional where we are.

Homes that join exclusive vacations become part of a foundational collection shaping the future of the brand.

WE INVITE YOU TO BE PART OF THE EXCLUSIVE VACATIONS PORTFOLIO OF HOMES!

THE EXCLUSIVE VACATIONS BRAND

Exclusive Vacations delivers five-star hotel-caliber experiences inside privately owned, design-forward homes.

Guests enjoy the privacy and space of a single-family residence paired with the polish, service, and consistency of a luxury resort.

For homeowners, this means your property is not simply listed - it is branded, protected, and elevated.



Homeowners choose Exclusive Vacations because:

- Higher quality guests
- A brand that protects their asset
- Performance without overuse
- Hospitality without chaos
- A partner who values long-term excellence



Built by Hospitality Professionals

Exclusive Vacations was founded by hospitality operators who have spent decades building, scaling, and refining premium guest experiences.

We understand service, staffing, systems, and brand integrity, which allows us to approach luxury vacation rentals differently: with discipline, intention, and a long-term mindset that protects both the guest experience and the homeowner's asset.

An aerial view of a modern, multi-level vacation home. The property features a rooftop deck with a large area of artificial green grass, a wooden deck with a round table and chairs, and a swimming pool. The building has large windows and a clean, minimalist design. The text is overlaid on a dark background in the upper right corner.

What Makes a Home “Exclusive”

Every home we represent must meet clear, uncompromising standards. These standards protect the brand, and more importantly, they protect your investment.

CORE CRITERIA OF AN EXCLUSIVE VACATIONS HOME

- Architecturally distinctive or design-forward homes
- Premium locations within the market
- Resort-style amenities or the ability to elevate toward them

Exclusive Vacations does not accept every home. We grow intentionally, ensuring each new home strengthens the collection because we are shepherding a curated portfolio- not a marketplace.

We intentionally limit the number of properties in each market to maintain brand integrity, demand concentration, pricing power and personalized owner service.

THE GUEST EXPERIENCE

As a guest in an Exclusive Vacations home, every stay is designed to feel intentional, effortless, and memorable. At the heart of Exclusive Vacations is hospitality!



THE ELEVATED GUEST EXPERIENCES INCLUDES:

- Luxury linens, towels, and plush robes
- Professionally curated arrival experiences
- Stocked essentials that eliminate friction
- Premium hospitality television and mobile guest portal
- White-glove concierge services

This level of experience drives longer stays, stronger reviews, and meaningful guest loyalty.

Our Concierge Platform is Not an Add-on - It is a Core Differentiator and Drives Revenue.

GUESTS ENJOY SEAMLESS ACCESS TO:

- Private chefs
- Yacht and boat charters
- In-home spa services
- Golf carts, bikes, and beach setups
- Customized itineraries and celebrations



THESE SERVICES:

- Elevate guest satisfaction
- Increase booking conversion
- Increased repeat guests and loyalty
- Protect your home through guided, managed experiences

PERFORMANCE, QUIETLY DELIVERED

LUXURY SHOULD NEVER COME AT THE EXPENSE OF RESULTS.

ACROSS OUR PORTFOLIO, EXCLUSIVE VACATIONS CONSISTENTLY DELIVERS:

- Above-market nightly rates
- Strong occupancy without discount dependency
- High repeat guest and referral behavior



OUR PERFORMANCE IS DRIVEN BY POSITIONING, NOT PRICE CUTTING.
WE DO NOT CHASE VOLUME. WE BUILD DEMAND.



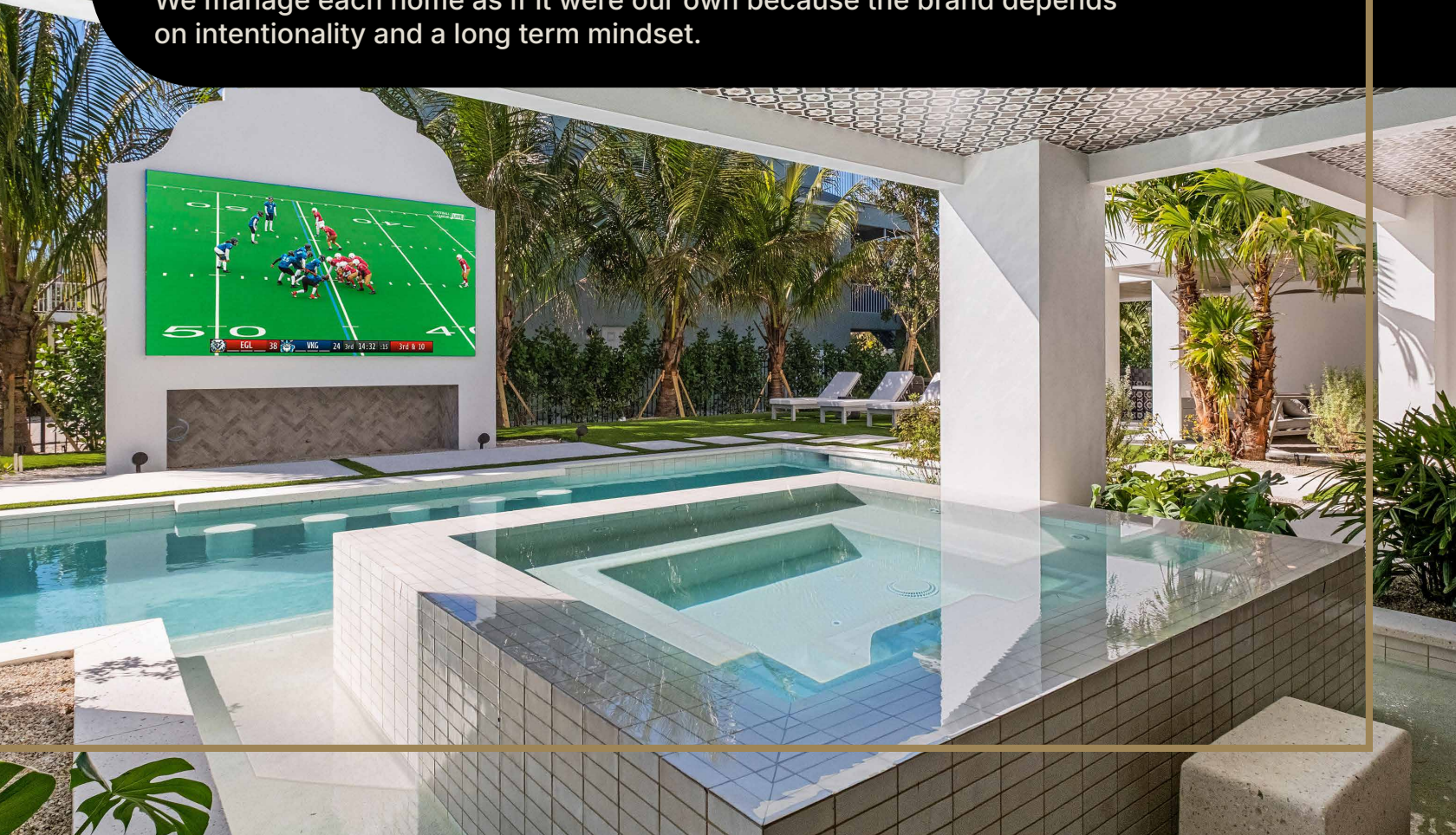
Property Care At A Different Level

Luxury Homes Require More Than Maintenance; They Require Stewardship.

OUR APPROACH INCLUDES:

- Proactive inspections and preventative care
- Trusted vendor relationships familiar with high-end finishes
- Detailed post-stay evaluations
- Ongoing capital improvement guidance

We manage each home as if it were our own because the brand depends on intentionality and a long term mindset.



THE OWNER EXPERIENCE

Exclusive Vacations is designed to serve homeowners as thoughtfully as we serve guests.

OWNERS RECEIVE:

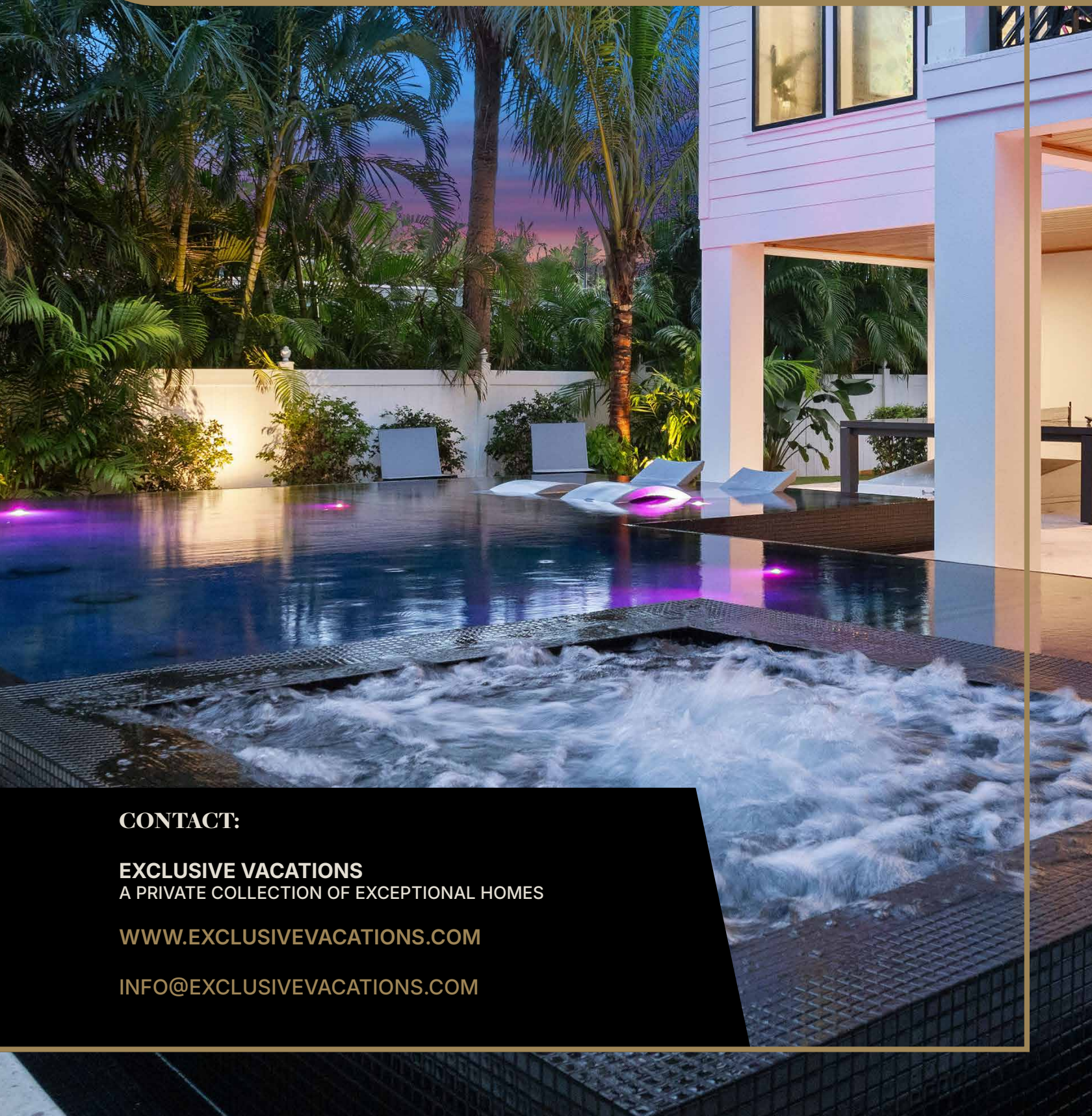
- Personal owner liaison
- Transparent financial reporting and strategic guidance
- Market insights tailored to their specific home
- Access to concierge amenities and services



Exclusive Vacations was founded on Anna Maria Island, where the brand's standards were first established and refined.

As we expand into select luxury destinations, we do so slowly and intentionally, only where the brand belongs and where our standards can be upheld.

WE INVITE YOU TO BE PART OF THE EXCLUSIVE VACATIONS PORTFOLIO OF HOMES!



CONTACT:

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