



DRUMMONDS PROPERTY LTD HOLIDAY RENTAL GUIDE

OUR PLATINUM SERVICE

TOURISM INDUSTRY

The tourism industry in Jamaica is big business. It has been since 1890. It is estimated that from January 2021 to May 2021 there were 510,359 visitors to Jamaica. Let's note this is a low season and during a pandemic.



It is now more accessible than ever to earn an income from this booming industry. From just one property you could essentially retire. Be ambitious, and you could be a vacation mogul.

Airbnb hosts in Kingston earned an impressive \$2.4M USD in 2017. That's just Kingston, that's not beach front property owners like Richmond.



WHY ARE WE TELLING YOU ALL OF THIS?



Drummonds Property Limited is a British Company registered in the UK. We have an office in London, UK, and an office in Kingston, JA.

We specialize in the management of vacation rentals on the North Coast and Kingston.

We have been operating in these locations since 2015. Our business is a Jamaican family-owned business.

OUR CLIENTS

The majority of our Clients are British citizens born in Jamaica or of Jamaican descent.

They are usually busy professionals, who have very little free time. We manage the entire process, so they don't have to. In fact, the majority initially approached us to sell their property, as it was sitting empty and incurring costs. Now they can pay all their costs and have substantial funds left over, which some save for when they plan to vacation on the Island.



The process begins with a Set-Up. Set-Up includes, but is not limited to ensuring the property is ready to receive guests.

This means getting pictures taken, a deep clean, initial inventory, installation of a key box, purchasing of goods and furnishing, purchasing of initial toiletries, and ensuring all utilities are working and up to date.

Then the most important part, putting the property onto various portals.

Once your property is live, meaning available to be booked we handle everything. We do mean absolutely everything!

We pay all bills, handle all maintenance including the yearly refresh.

We carry out inventory checks after each booking, so the condition is noted and any damages or missing items are logged, so that they can be deducted from the guest's deposit if needed.

Please note that if anything is damaged or missing, we will need receipts of your original purchase or we will have to repurchase first and submit that receipt.

We believe transparency and honesty is key, it's an integral part of our company. Therefore we issue statements at the end of each month with a clear breakdown and proof of purchases.

You can keep your money on account or you can receive your funds monthly.

Please note that some portals only release funds after the booking has completed.

HOW MUCH CAN YOU EARN?

Our Clients earn a net average of \$117,000 JMD a month. That's approximately £585 or \$702 USD a month. Net means that this is surplus money, after all, bills have been paid before accounting for this sum. This is an average, accounting for low seasons and our average property sleeps between 4 & 8 people, although one property does sleep 18.

All our properties, except one, have a minimum 2-night stay policy to be cost-effective.



WHAT DO WE NEED FROM YOU?

If you would like to take advantage of this service, we will need the property owner's name & correspondence address. We will also need your telephone & email address. We will send your Contracts to you for you to e-sign. This is really helpful for property owners who live all over the world.

We need your Volume & Folio number. We need this to ensure you are the property owner and to prevent fraud.

We will need your Jamaican account information, this is where we will pay funds into. If you live in the UK and would like funds paid into your UK account please let us know. You will need to keep a float on account for maintenance. You will need to provide us with your utility account numbers, so we can pay these.

Last not least, we will need a key to your property that will be left in a key box onsite.



WANT TO TALK TO US?

You can contact the Property Co-Ordinator on



+1 876 803 7790



adminja@drummondsproperty.com

FEES

Set Up	\$85,000* JMD
Deep Clean	\$30,000* JMD

Minimum Management Fee per booking | **\$20,000 JMD**

Management Fee per booking | **20%**

**If you're paying by PayPal there's a 3% charge added*



+44 208 138 1990
+1 876 803 7790



adminja@drummondsproperty.com
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Drummonds, 99 High Street, CR7 8RY
4 North Avenue, Kingston 4