

Broken Tip Investments

Investment Opportunity | Short-Term Rental Asset Strategy

Company Overview

Broken Tip Investments acquires, improves, and operates short-term rental properties with a focus on long-term value and performance. Our approach is hands-on, grounded in real operational experience, and driven by execution.

The Opportunity

We are targeting underperforming short-term rental properties in high-demand Colorado markets. These properties present clear upside through design improvements, guest experience upgrades, and disciplined operations.

Target Property Profile

- Location: Park County, Colorado - Type: Mountain Cabin / STR - Strategy: Value-add through design, amenities, and optimization

Execution Strategy

- Acquire below peak performance value - Improve design and guest experience - Optimize listing, pricing, and operations - Increase nightly rates and occupancy

Projected Performance

Estimated Annual Revenue: \$45,000 – \$65,000 Strategy: Increase revenue through improved positioning and consistent operations.

Investment Structure

Seeking aligned partner for acquisition and operations. Broken Tip handles sourcing, setup, and management. Structure designed for long-term performance and shared upside.

Why This Works

Value is created through execution, not speculation. Our operational background allows us to identify inefficiencies and improve performance where others overlook opportunity.

About the Operator

Built from hands-on experience in STR operations, cleaning, maintenance, and property improvement. This foundation allows for better decision-making and consistent performance across assets.

Next Steps

Full financials, timelines, and partnership structure available upon request. Contact Broken Tip Investments to discuss this opportunity.