

Stay Cincinnati

STR MANAGEMENT



Providing outstanding hospitality to guests, and peace of mind to property owners.

By Kortni Cozzens

“True hospitality consists of giving the best of yourself to your guests.” - Eleanor Roosevelt

About your Host

My name is Kortni Cozzens and I am a professional Short Term Rental Host specializing in large listings in the Cincinnati area. I am a wife and a mama to the coolest toddler ever. I am a real estate enthusiast and own investment properties. Hospitality is not just a role of mine, it's a passion and a piece of my personality. Whether I'm hosting extended family for an all-out holiday, or out-of-state guests looking to explore the Queen City, I treat all who enter one of my homes with the same friendly and generous reception. As an investor myself, I understand the weight of my responsibility to maximize my clients' returns. I do this by being conscientious with expenses and offering such valuable accommodations and service that guests are happy to pay top of the market to stay at one of my listings.



The Value I Offer:



- ▶ Listing Set up and Optimization
- ▶ Guest Relations
- ▶ Licensing and Compliance
- ▶ Property Onboarding
- ▶ Dynamic Pricing
- ▶ Housekeeping Coordination
- ▶ Maintenance Coordination
- ▶ Platform Problem Resolution
- ▶ Periodic Property Inspections
- ▶ Emergency Response
- ▶ Financial Management
- ▶ Design and Set-Up Services (a la carte)

“Managing a short term rental is anything but passive. The level of excellence required of a host to bring in maximum revenue for your property takes consistent time, attention, energy, and skill. Partnering with Stay Cincinnati ensures your valuable time and freedom is protected, while your asset performs at its highest and best.” -Kortni Cozzens

MY BACKGROUND

My interest in real estate started as a small child, but I wasn't able to realize it as a true *passion* until I left my job after five years in another field to work full time for an RE investor in the fall of 2021. Since then, I've been immersed in all things REI, getting a full blown education along the way. I realized quickly that sourcing, furnishing, and operating short term rentals was not only my favorite part but also something that came so naturally to me, it didn't feel like work at all.



important tips

At a time in the market when cash flow is nearly impossible to find, and every market seems saturated with short term rentals, it is vital to add ***PIZZAZZ*** to your listing to outshine the competition.

I purchased my first investment property (besides our previous live-in flips) in October 2022. A historic, three story home (or five story if you count the basement and sub-basement) in Prospect Hill, built in 1805. It had been recently renovated and had a fantastic view of the city skyline from the hillside, but it needed a way to stand out from the other over one- thousand listings in the Cincinnati area. We added a moody Speakeasy to the stone and brick basement, and it was the perfect touch. Nine months later we were under contract with our second STR, another, larger, three-story home in Walnut Hills. Our goal was appreciation, realizing that the area was less desirable than our first's, but predicting that not to be the case in a few years. In order to find success and cashflow, we knew we needed over-the-top amenities and design. We transformed the weedy, mosquito infested,

and awkward back yard to the ultimate entertainment spot in only a few weeks. At the Oasis, guests can spend their time soaking in the seven-person hot tub, watch the Bengals at the outdoor bar, spend their evening gathered around a fire, or challenge their friends to a tournament of foosball, air hockey, or ping pong or darts. To my surprise and great satisfaction, this property has brought in 130% of the ANNUAL projected revenue, in just Q1 of 2024, and is on track to DOUBLE its projected revenue-- because of the *PIZZAZZ*.

Aside from my own properties, I have acquired, established, and managed multiple other short term rentals in Cleveland and Cincinnati. I currently manage two additional listings right in the middle of the action near Main Street in OTR.

Over the past few years, I have hosted thousands of guests, solved countless problems, and done hundreds of hospitable deeds. My homes have been the background of over a million memories. Okay, the last one is just a guestimate-- but my heart is constantly warmed knowing the work I do in the background brings families and friends together, and when they think back to their time in Cincinnati, they think back to my homes. I'd love to provide your guests the same hospitality, and allow your investment to be truly passive for you.



Thank you!

Let's do it! I'd love to partner with you.

Reach out to me any time for a free listing or property analysis, or to chat about starting services.

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(513)833-5710



reviews

"Absolutely amazing experience. Great location, beautiful house, impeccably maintained. The backyard was such a treat, we spent most of our time there. Our group has been at many Airbnbs, and this by far was the best. Kortni was also exceptional and very attentive, responsive, and helpful. Do not hesitate to rent this 'Oasis,' you will not be disappointed." - Kevin,

November 2023

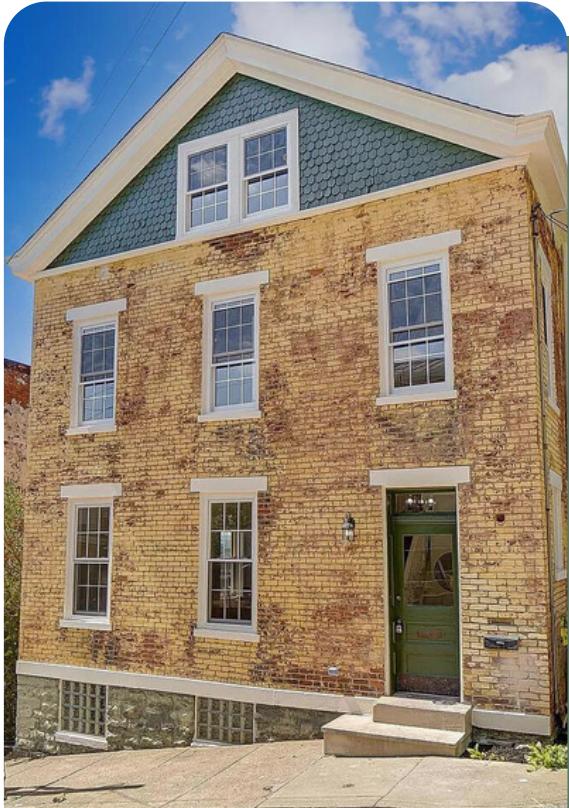
"KORTNI WAS AWESOME FROM DAY ONE. SHE REALLY WENT OUT OF HER WAY FOR US. SHE WAS UNDERSTANDING, PATIENT, KIND, FLEXIBLE- I COULD GO ON FOR DAYS. THIS OR ANY OF HER OTHER PROPERTIES ARE DEFINITELY WHERE YOU WANT TO STAY. WHEN I FOUND ZIPLOCK BAGGIES, I KNEW SHE REALLY UNDERSTOOD WHAT IT MEANT TO OWN A B&B." -JULIE,, OCTOBER 2023

"This place was awesome. The pictures had us pretty pumped for our stay, but actually walking into the space solidified that we had found a gem. Also, every bed was amazing- like sleeping on a dense cloud." -Josh, December 2022



"GREAT PLACE TO STAY! HOUSE WAS EVERYTHING AS DESCRIBED. KUDOS TO THE HOST WHO WAS SO RESPONSIVE AND ACCOMMODATING. 5 STARS ALL THE WAY!" JENNIFER, APRIL 2023

"This house is AMAZING aesthetically and has tons of space. Even the children complimented the cool decor and thoughtful amenities throughout the space. The coffee fixings were much appreciated and we enjoyed it while enjoying the serene backyard space. The host was SO responsive and friendly. We are looking for reasons to visit Cincinnati again just to stay at this house." -Gwendolyn, November 2023



"I cannot say enough nice things about this property!!!! The home is ABSOLUTELY beautiful. Location was perfect, kitchen has everything you need to prepare a meal, located right near OTR, and close to downtown. The extra touches when it comes to decor and the speakeasy in the basement are beyond words. If you plan on staying in Cincinnati, this should be your only choice!"

-Denise, 2023

I RECENTLY STAYED AT THIS AIRBNB AND HAD A GREAT TIME! THE LOCATION WAS ABSOLUTELY IDEAL FOR MY NEEDS. THE APARTMENT WAS SPACIOUS, CLEAN, AND HAD EVERYTHING WE NEEDED FOR A COMFORTABLE STAY. THE HOST WAS ALSO EXTREMELY HELPFUL AND RESPONSIVE THROUGHOUT OUR STAY, MAKING SURE WE HAD EVERYTHING WE NEEDED AND PROVIDING SOME GREAT RECOMMENDATIONS FOR LOCAL RESTAURANTS AND ATTRACTIONS. I WOULD DEFINITELY RECOMMEND THIS AIRBNB!" -MARISSA, APRIL 2023

"Honestly... I can't imagine you can do better in Cinci." - Michael, guest at the Speakeasy November 2023

