

Remote Airbnb Owner Support for Aruba Self-Managing Property Owners – YourArubaRentals

Flexible local support for owners who are not always on the island.

We understand the owner perspective because we are owners ourselves.

Built from real Aruba owner experience.

- ☐ Core Remote Owner Support
- ☐ Airbnb Co-Hosting Support
- ☐ Occupancy & Revenue Optimization
- ☐ Repairs & Maintenance Coordination
- ☐ Groceries & Guest Preparation

We see ourselves not as a traditional full-service rental program, but **as a trusted local partner helping you operate your self-managed property more efficiently and with less stress.**

Owning remotely in Aruba can become stressful.

Many owners struggle with:

- coordinating cleaners
- maintenance follow-up
- guest communication
- emergency situations
- unreliable local coordination
- lack of transparency

Our approach is different.

Instead of forcing owners into one rigid management structure, we offer:

- ☐ modular support
- ☐ transparent pricing
- ☐ flexible involvement
- ☐ operational coordination tailored to the owner

Owners remain the primary operators of their Airbnb accounts and rental activity.

Core Remote Owner Support (2% up to 12.5%)

Options:

- ☐ Cleaning scheduling & supervision (2.5%)
- ☐ Property readiness checks (2%)
- ☐ Inventory & supply oversight (2%)
- ☐ Coordination of local service providers (2%)
- ☐ Operational communication (2%)
- ☐ Local issue coordination (2%)

You select only the support components that match your preferred level of involvement.

Airbnb Co-Hosting Support (1.5% up to 12.5%)

- ☐ Airbnb calendar management (1%)
- ☐ Booking coordination (2%)
- ☐ Review management (2%)
- ☐ Guest support (2%)
- ☐ Reservation monitoring (2%)
- ☐ Guest communication (2%)
- ☐ Pricing adjustments (1%)

Occupancy & Revenue Optimization (1% up to 7%)

- ☐ Advanced dynamic pricing optimization (1%)
- ☐ Listing optimization (1%)
- ☐ Occupancy & performance tracking (1%)
- ☐ Review & reputation strategy (1%)
- ☐ Guest experience enhancement (1%)
- ☐ Priority communication (1%)
- ☐ Revenue optimization consulting (1%)

You select only the support components that match your preferred level of involvement.

Additional Owner Services

Repair & Maintenance Coordination (3% up to 15% of repair/maintenance costs)

Only when requested. Examples:

- vendor sourcing (3%)
- scheduling (3%)
- coordination (3%)
- supervision (3%)
- owner communication & approval (3%)

Groceries & Guest Preparation (3% up to 10% of Grocery costs)

Optional convenience support. Examples:

- grocery shopping (4%)
- guest-ready setup (3%)
- basic arrival preparation (3%)

Administrative & Compliance Coordination

Optional support for:

- organizing Airbnb revenue reporting
- coordination with local accountants/bookkeepers
- tourist tax administration support
- operational documentation
- compliance reminders

Tax filings and financial reporting remain the responsibility of the owner and/or their accountant.

You select only the support components that match your preferred level of involvement.

Case study: Harbour House 316S – Built From Real Owner Experience (updated through May 2026)

Since December 2022, we have **independently managed our own Aruba Airbnb property as Superhosts**, consistently **increasing occupancy and performance** year after year.

But it did not start that way.

When we first entered the Aruba rental market **in 2021**, **we worked with a traditional full-service rental program**. While the experience gave us a **valuable introduction to the market**, we often felt **limited in: flexibility, visibility, pricing control**, and **operational optimization**.

At times, the **rental income would barely cover** the overall costs.

That experience pushed us to **start learning the business ourselves**, from **guest communication** and **pricing strategy** to **operational coordination**, **cleaning systems**, **maintenance planning**, and **guest experience optimization**.

Since taking over operations ourselves, **we achieved**:

- * 73% occupancy in 2023
- * 85% occupancy in 2024
- * 78% occupancy in 2025 (during major pool repairs)
- * 74% already booked for 2026 and 93% first 5 Months
- * 8% already booked for 2027

Along the way, **we built a reliable local operational structure** including:

- * **Cleaning coordination**
- * **Trusted maintenance partners**
- * **Preventive maintenance planning**
- * **On-island support and emergency coordination**

What we discovered was something simple:

Many property owners do not necessarily want to hand over complete control to a traditional full-service rental program.

What they often need is:

- * **reliable local coordination**
- * **operational peace of mind**
- * **flexibility**
- * **transparency**
- * **performance support**

while **remaining fully in control of their property and finances.**

That real-world owner experience became the foundation of **the service model we now offer other Aruba self-managing property owners.**

Pricing Transparency Example

Example Airbnb Revenue Breakdown

	Number	Room fee	Owner earnings	Guest payments
Nightly Rent	9	USD 125.00	USD 1,125.00	
Nightly Rate Adjustment		-USD 16.25	-USD 146.25	
Subtotal			<u>USD 978.75</u>	<u>USD 978.75</u>
Cleaning fee	1	USD 90.00	USD 90.00	USD 90.00
Host Service fee (3%)	-3%		-USD 32.06	
Guest Service fee (about 14%)				14% USD 149.63 Estimation
Property use taxes (12.5%)	12.5%		USD 133.59	USD 133.59
Tax per night	USD 3.00		USD 27.00	USD 27.00
Subtotal			<u>USD 160.59</u>	<u>USD 160.59</u>
Total			<u>USD 1,197.28</u>	<u>USD 1,378.97</u>

Our service percentages are calculated on net accommodation revenue:

- Airbnb nightly room revenue after discounts or nightly rate adjustments.
- Cleaning fees, taxes, and third-party expenses remain separate.

Flexible Pricing Structure Example 1

Flexible Aruba Property Owner Support

Fees
USD 128.34
Fees (%)
13.1%

Revenue:			USD 978.75	
	Select (1 or blank)	Revenue (%)		
Core Remote Owner Support		12.5%		USD 122.34
Cleaning scheduling & supervision	1	2.5%	USD 24.47	
Property readiness checks	1	2.0%	USD 19.58	
Inventory & supply oversight	1	2.0%	USD 19.58	
Coordination local service providers	1	2.0%	USD 19.58	
Operational communication	1	2.0%	USD 19.58	
Local issue coordination	1	2.0%	USD 19.58	
Airbnb Co-Hosting		0.0%		USD 0.00
Airbnb calendar management		1.5%	USD 0.00	
Booking coordination		2.0%	USD 0.00	
Review management		2.0%	USD 0.00	
Guest support		2.0%	USD 0.00	
Reservation monitoring		2.0%	USD 0.00	
Guest communication		2.0%	USD 0.00	
Pricing adjustments		1.0%	USD 0.00	
Premium Performance Upgrade		0.0%		USD 0.00
Advanced dynamic pricing optimization		1.0%	USD 0.00	
Listing optimization		1.0%	USD 0.00	
Occupancy & performance tracking		1.0%	USD 0.00	
Review & reputation strategy		1.0%	USD 0.00	
Guest experience enhancement		1.0%	USD 0.00	
Priority communication		1.0%	USD 0.00	
Revenue optimization consulting		1.0%	USD 0.00	
Additional Services				
Repair costs			USD 0.00	
		Repair (%)		
Repairs & Maintenance Coordination		0.0%		USD 0.00
Vendor sourcing		3.0%	USD 0.00	
Scheduling		3.0%	USD 0.00	
Coordination		3.0%	USD 0.00	
Supervision		3.0%	USD 0.00	
Owner communication & approval		3.0%	USD 0.00	
Groceries			USD 150.00	
		Groceries (%)		
Groceries & Guest Preparation		4.0%		USD 6.00
Grocery shopping coordination	1	4.0%	USD 6.00	
Guest-ready setup		3.0%	USD 0.00	
Basic arrival preparation		3.0%	USD 0.00	

Flexible Pricing Structure Example 2

Flexible Aruba Property Owner Support				Fees	Fees (%)
				USD 343.20	35.1%
Revenue:			USD 978.75		
	Select (1 or blank)	Revenue (%)			
Core Remote Owner Support		12.5%		USD 122.34	
Cleaning scheduling & supervision	1	2.5%	USD 24.47		
Property readiness checks	1	2.0%	USD 19.58		
Inventory & supply oversight	1	2.0%	USD 19.58		
Coordination local service providers	1	2.0%	USD 19.58		
Operational communication	1	2.0%	USD 19.58		
Local issue coordination	1	2.0%	USD 19.58		
Airbnb Co-Hosting		12.5%		USD 122.34	
Airbnb calendar management	1	1.5%	USD 14.68		
Booking coordination	1	2.0%	USD 19.58		
Review management	1	2.0%	USD 19.58		
Guest support	1	2.0%	USD 19.58		
Reservation monitoring	1	2.0%	USD 19.58		
Guest communication	1	2.0%	USD 19.58		
Pricing adjustments	1	1.0%	USD 9.79		
Premium Performance Upgrade		7.0%		USD 68.51	
Advanced dynamic pricing optimization	1	1.0%	USD 9.79		
Listing optimization	1	1.0%	USD 9.79		
Occupancy & performance tracking	1	1.0%	USD 9.79		
Review & reputation strategy	1	1.0%	USD 9.79		
Guest experience enhancement	1	1.0%	USD 9.79		
Priority communication	1	1.0%	USD 9.79		
Revenue optimization consulting	1	1.0%	USD 9.79		
Additional Services					
Repair costs			USD 100.00		
		Repair (%)			
Repairs & Maintenance Coordination		15.0%		USD 15.00	
Vendor sourcing	1	3.0%	USD 3.00		
Scheduling	1	3.0%	USD 3.00		
Coordination	1	3.0%	USD 3.00		
Supervision	1	3.0%	USD 3.00		
Owner communication & approval	1	3.0%	USD 3.00		
Groceries			USD 150.00		
		Groceries (%)			
Groceries & Guest Preparation		10.0%		USD 15.00	
Grocery shopping coordination	1	4.0%	USD 6.00		
Guest-ready setup	1	3.0%	USD 4.50		
Basic arrival preparation	1	3.0%	USD 4.50		

Example Owner Support Configuration

Owners can select only the services they actually need.

Owners remain fully in control of their property, finances, pricing preferences, and approval decisions.

Example Monthly Owner Invoice 1

Invoice Calculation

YourArubaRentals

Owner

31-May-26

Units/percents	Description	Unit/1 %	Price
1	Cleaning	USD 40.00	USD 40.00
1	Laundry transport	USD 10.00	USD 10.00
1	Laundry	USD 30.00	USD 30.00
1	Repairs & Maintenance	USD 100.00	USD 100.00
1	Groceries	USD 150.00	USD 150.00
12.5	Core Remote Owner Support	USD 9.79	USD 122.34
12.5	Airbnb Co-Hosting	USD 9.79	USD 122.34
7	Premium Performance Upgrade	USD 9.79	USD 68.51
15	Repairs & Maintenance Coordination	USD 1.00	USD 15.00
10	Groceries & Guest Preparation	USD 1.50	USD 15.00
Total:			<u>USD 673.20</u>

Example Monthly Owner Invoice 2

Invoice Calculation

YourArubaRentals

Owner

31-May-26

Units/percents	Description	Unit/1 %	Price
1	Cleaning	USD 40.00	USD 40.00
1	Laundry transport	USD 10.00	USD 10.00
1	Laundry	USD 30.00	USD 30.00
1	Repairs & Maintenance	USD 0.00	USD 0.00
1	Groceries	USD 150.00	USD 150.00
12.5	Core Remote Owner Support	USD 9.79	USD 122.34
0	Airbnb Co-Hosting	USD 9.79	USD 0.00
0	Premium Performance Upgrade	USD 9.79	USD 0.00
0	Repairs & Maintenance Coordination	USD 0.00	USD 0.00
4	Groceries & Guest Preparation	USD 1.50	USD 6.00
Total:			<u>USD 358.34</u>

Why Owners Choose Flexible Support

Traditional full-service rental programs often:

- force full-service contracts
- use bundled pricing
- provide limited transparency
- reduce owner involvement

Our approach allows owners to:

- ☐ remain in control
- ☐ select their support level
- ☐ scale services over time
- ☐ maintain transparency

Our goal is simple:

Maximize results while minimizing your involvement.

The Result

More bookings, Better reviews, Operational peace of mind.

Let's explore the right level of support for your property.

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