

From: [Felipe](#)
To: marilynmosby@hotmail.com
Cc: [Andy](#)
Subject: Management Presentation
Date: Tuesday, August 11, 2020 4:20:13 PM
Attachments: [Management Presentation.pdf](#)

Hi Marilyn,

First of all thank you for the opportunity to introduce our company to you.

Attached our management presentation for you appreciation.

We have a simple and easy contract that the owner can look and sign electronically.

We provide an username and password to access our portal that the owner can tracking the bookings, create your own bookings, check statements and etc..

If you have any questions please let me know,

Thank you,

Best Regards,

Felipe Jorge

Executive Villas Florida

www.executivevillasflorida.com

Email: felipe@execvillas.com

DEFENDANT'S EXHIBIT NO. **144**
CASE NO. LKG-22-CR-0007
(U.S. v. Marilyn J. Mosby)
IDENTIFICATION: _____
ADMITTED: _____

Executive Villas Florida

Management Presentation

Andy Booth
President
info@execvillas.com
+1(800)563-1222
www.executivevillasflorida.com

Executive Villas Florida

- Executive Villas Florida Inc. specializes in providing complete turn-key management of vacation homes. With more than 580 vacation homes in various resorts in the Central Florida area, our experienced team incorporates a unique process and functionality to create a high value return on investment specifically to each home under our management;
- Originally established in 2004 we have grown to become one of the largest if not the largest Rental management company in Central Florida area and are on target to generate over \$42,000,000 of new reservations in 2018 alone rising to in excess of \$68,000,000 in 2019;
- Our promise is to create an functional, high-quality, customized package for your home, villa or investment property, enhancing your competitive edge for rental marketing while providing you and your guests with a comfortable, enjoyable holiday environment for years to come;
- We have the top producing properties in our portfolio . Please visit our web site for more information, photos, client testimonials and more! We are confident you will enjoy our award winning bespoke management package. It is our experience and expertise which make us #1 in Central Florida.

Executive Villas Florida

Why Executive Villas Florida?

Executive Villas Florida

- We believe choosing the right company is very important and here at Executive Villas, we put a package together which helps you and guides you through any questions or uncertainties that you may have;
- Our knowledge in the rental/ hospitality market spans back 3 generations;
- While it can be a scary process purchasing a home thousands of miles away, we have all the knowledge that is required to assist you in the various licenses that are needed to meet all the legal requirements;
- We have a specialized team in place who can administer and apply for these on your behalf, taking the pressure off of you;
- We also deal with all the major utility companies. We will transfer the utilities into your name upon closing;
- Short Term Vacation License;
- Local and State Tax Licenses;
- Annual 1099s and 1042s;



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Orlando - FL

What makes Orlando unique is that it's located in the center of the state with close proximity to both the east and west coasts of Florida. Orlando is not only home to Walt Disney World, the number one tourist attraction in the world, but also the home to the second largest convention center in the nation - the Orange County Convention Center. Don't forget Universal Studios Orlando, featuring the Wizarding World of Harry Potter, and Sea World Orlando. Orlando is proud to have many cutting edge and fortune 500 companies plus it boasts high-end outlet shopping, exciting nightlife, and world-class restaurants.



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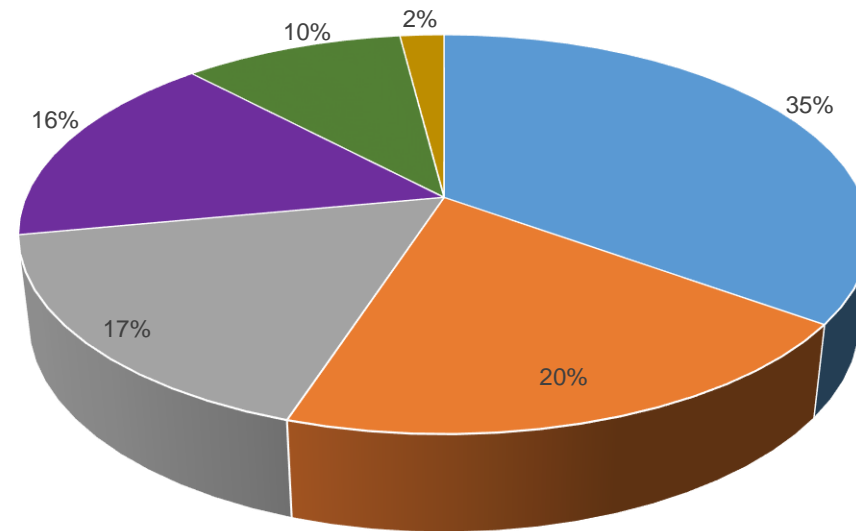
Making a Reservation and How It Works

As you can see from our chart below, we are very active in “up and coming” world markets, as we have links, not only through our contacts in the UK and America, but throughout Europe and the rest of the world. Executive Villas are unique as such. They supply all the relevant information to the homeowner and work on an “open book policy” where all rates that are received, are passed on to the homeowner first hand, so they are able to see exactly what rates are being achieved . We work on a standard commission rate of 15% across the board .



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Reservations by Country



■ UK ■ Europa ■ North America / Canada ■ South America ■ Asia ■ Others

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What Executive Villas Florida Provides

- National Swimming Pool Foundation's Certified Pool and Spa operators provide weekly service;
- Dedicated administrative team who is able to assist you in any administrative issues;
- Up to date Marketing and active partnerships with the Worlds Leading Tour Operators;
- 24 hour per day call out service for emergencies;
- Welcome pack include books in all homes with information regarding “house rules” and other useful information;
- Monthly Pest Control;
- Home Owners' Website;



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What Executive Villas Florida Provides

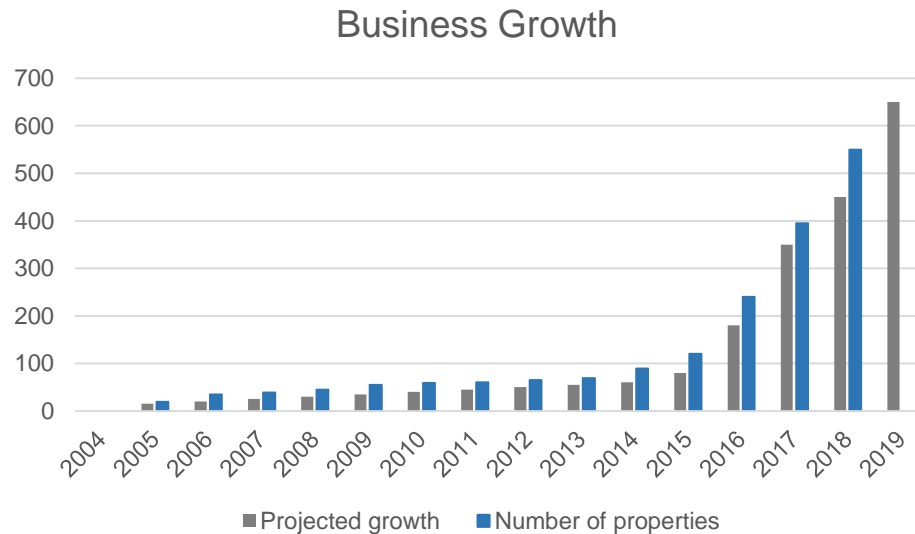
- Lawn care and Landscaping including pesticide treatments;
- Multilingual staff including Portuguese, English and Spanish;
- Inspection of each property before and after guests leave, including turning on the lights and preparing the property ready for new arrivals;
- Dedicated housekeepers who look after properties on an individual basis;
- Staff is knowledgeable on all aspects of running and maintaining a vacation rental villa to our highest standards.
- BBQ Hire ;



Executive Villas Florida

Business Growth in Properties Managed since 2004

Here at Executive Villas Florida, we are unique in as much as we never purchased a business. From day one, we have build the company based on old fashion values and word of mouth. We take pride in growing to becoming one of the major players in the “Short Term” vacation rental market and have achieved this on our own success of building an honest and trustworthy company which has ties throughout the industry. As you can see from the chart, we have progressed year after year, having enabled us to establish the ties that we have today. While the growth has increased, one thing that hasn’t changed, is our standards. We take great pride in maintaining our standards to the very highest level that we set for ourselves.



Executive Villas Florida

What We Charge and What's Included

- Management fee \$145.00 per month
- 15% commission on all bookings we generate
- Pool Service \$97 per month
- Pest Control \$30 per month
- Lawn care (where applicable) \$85 per month
- Bi-monthly lawn pest control (where applicable) \$50
- Trash disposal (where applicable) \$15 per month
- Cleaning fees are based on number of bedrooms.



Executive Villas Florida doesn't believe in contracts or set up fees, which goes back to our "old fashioned way of doing business". We work together as a partnership and, if either partner is unhappy, an informal one month notice is required. This means you are not bound to any contract, and if the services that we provide are not as described, or up to each others' standard, then we have the facility to part company. We believe, through this philosophy, we have grown our business to what it is today. This also gives you the flexibility to choose who you want to manage your home/ investment which we believe is a very important factor when making such a large purchase.

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Affiliated with the James Villas branch of the Wyndham Hotels Group

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Established in 1984, James Villa Holidays is the leading villa tour operator in the U.K. We pride ourselves for offering you handpicked, quality accommodations at an affordable price. Our dedicated and specialized team is here to offer you the service you expect from a company that will arrange your customized, all-important holiday for you. Buy directly from a company with a combined 29 years of experience.



ABTA: Association of British Travel Agents - role to ensure that the customer benefits from consistently high standards of trading practice in the travel industry;

ATOL: Air Travel Organizers' Licensing - provide refunds to travelers affected by any event which causes the airline to be unable to provide travel for its customers, and to arrange for flights;



Executive Villas Florida

We want to take care of, and look after your long term investment for the future, while taking away the hassle and pressure of maintaining your property from afar. We strive to make it work, both financially and on a personal level. Executive Villas has a number of years of experience to enable this to happen. We are a company that is built on strong values, and ethics. We offer and maintain a high level of standards , which we believe is second to none within this very competitive industry. It is these values that have brought us the partnerships that we have and also the success that we have achieved.

Our motto is “People Buy People” and that epitomizes our business. We certainly look forward and cherish the opportunity to work with you in the future

