

PROPERTY MANAGEMENT



Kiawah Island.
GOLF RESORT

GUEST & OWNER BENEFITS

Partnering with Kiawah Island Golf Resort ensures that you and your guests can enjoy the entirety of unique experiences Kiawah Island has to offer.



GOLF · TENNIS

- Access to reserve preferred tee times
- Savings of up to 25% on our five world-renowned golf courses
- Advance reservations for tennis court times and tennis programs
- 20% savings at The Roy Barth Tennis Center



ISLAND-WIDE BENEFITS

- Enjoy full access to Night Heron Park, Night Heron Pools, West Beach Pool, and the resort fitness center
- Discount rates for nature and recreation programs at Night Heron Park and Mingo Point
- Complimentary door-to-door on-island transportation to any resort-owned outlets
- Resort-wide charging privileges with amenity card



DINING PRIVILEGES

- Ability to make dining reservations up to 6 months in advance of their stay
- Preferred pricing at all resort-owned dining outlets



PROPERTY OWNER PRIVILEGES

- 10 golf coupons per year to be used at any of the five resort golf courses
- 50% savings on Kiawah Island Golf Resort bikes and beach services
- 15% savings on dine-in food and beverage at all resort-owned outlets
- 50% savings on tennis court time
- Book a motorboat eco-tour for 4 people and only pay for 3 (excluding fishing charters, Kiawah's Deadliest Catch, and Holy City Harbor Cruise)

WE UNDERSTAND HOW IT FEELS
TO BE A PROPERTY OWNER
ON KIAWAH ISLAND.

BECAUSE WE ARE ONE.

We understand what is important to rental owners on Kiawah Island and have dedicated resources to deliver strong revenue returns while taking the best care of your property.

As the largest landowner on Kiawah Island, we are the only villa rental program on the island that reinvests year-after-year to improve amenities. This helps to increase property value and personal enjoyment of the island.

While other rental companies support their rental, real estate and management operations elsewhere, we focus solely on Kiawah Island. Our single commitment to deliver the best services and experiences has garnered distinguished awards and accolades. We've also had the great honor of hosting prestigious golf tournaments - including The Ryder Cup, The Warburg Cup, The World Cup, Senior PGA Championship, and both the 2012 and 2021 PGA Championships.

AN ALL-INCLUSIVE APPROACH

Kiawah Island Golf Resort offers an all-inclusive contract. Rather than offer a lower management fee and then add in guest housekeeping charges, credit card commissions, uncollectable rents, reservation fees, etc., we offer a flat commission fee. Our all-inclusive contract covers these fees and removes guesswork. This straightforward approach is the ideal way to do business and makes for a better partnership. The better informed you are as an owner, the more enjoyable your experience will be.

We provide a general maintenance contract that allows your property manager to concentrate on providing you the best preventative maintenance possible. Your property manager will get to know all aspects of your property, thus enabling them to serve as your single point of contact for any questions you may have. All members of our Property Management Team are licensed by the State of South Carolina.

HOW WE RENT YOUR PROPERTY

OVER THREE DECADES OF PROFESSIONAL PROPERTY
MANAGEMENT EXPERIENCE

Kiawah Island Golf Resort's multi-million dollar sales and marketing budget impacts a diverse variety of market segments, including those that provide occupancy in-season or non-peak and shoulder periods. Kiawah Island Golf Resort is the only agency with event facilities that allow the Resort to attract group meetings business when the golf and beach seasons have ended.

We allow guests to reserve your accommodations specifically and pay you 10% commission on any business you refer to us, including a commission on any group referral you make.

We direct-market your villa on our website with images of the property and a full description.

We offer owners the additional opportunity to have their property marketed on VRBO via our reservations department.

On-property reservation specialists provide personalized service to our guests, unlike off-site call center agent who may not understand or have not visited the resort they are selling.

We aggressively seek winter monthly rentals and charge reduced commissions on long-term rentals.

The resort's support staff for the Premier Home and Villa Program includes over 600 team members in our lodging departments, including front desk agents, reservation agents, housekeeping, and maintenance.

The Kiawah Island Golf Resort group sales department is dedicated to driving group business for the Resort from various segments, including corporate and association, golf, and leisure.

The marketing department manages a substantial Resort marketing and advertising budget, maintains and grows the resort's guest database, develops extensive direct mail and e-commerce campaigns and manages the promotion of the resort via website marketing and CRM.

YOU'RE IN GREAT COMPANY

Kiawah Island Golf Resort is the largest and most popular rental company on Kiawah Island, offering a variety of lodging options:

PREMIER HOMES

VILLAS

1-,2-,3-, and 4-bedroom villas

THE SANCTUARY

A 255-room luxury oceanfront hotel
rated Five-Star by Forbes and
Five Diamonds by AAA

WORLD-CLASS GOLF

- The Ocean Course (Pete Dye)
- Turtle Point (Jack Nicklaus)
- Osprey Point (Tom Fazio)
- Oak Point (Clyde Johnston)
- Cougar Point (Gary Player)

KIAWAH ISLAND GOLF ACADEMY AND LEARNING CENTER

- Private Instruction
- Clinics and Corporate Instruction
- Classroom
- Computerized Swing Analysis System
- Club-fitting Systems

ROY BARTH TENNIS CENTER

- 19 Clay Courts, 3 Hard Courts
- 41 Clinics Each Week
- Pickleball Clinics, Lessons, and Social Events

BARTH-HAWTIN TENNIS ACADEMY

- Offers year-round, part-time, and a la carte coaching services for junior and professional tennis players
- World-class strength and conditioning services

THE SPA AT THE SANCTUARY

- 12 treatment rooms in which to receive signature treatments inspired by the sea.
- Rejuvenating aqua retreats and solarium
- Rated Five-Star by Forbes Travel Guide

DINING

- From fine dining in an acclaimed oceanfront steakhouse to traditional oyster roasts along the banks of the serene Kiawah River, the resort offers diverse settings and cuisine across restaurants, cafés and locally inspired eateries.

RETAIL

- Kiawah Island Golf Resort is home to a variety of specialty shops, services, art gallery, and unique items for every taste