





LET'S START YOUR JOURNEY!

WHY CHOOSE TRAVEL LIFE VACATIONS?

At Travel Life Vacations, we take great pride in our close-knit team of local experts who possess a deep understanding and genuine love for both this area and the hospitality industry. With over 13 years of invaluable experience, we have mastered the art of transforming ordinary homes into beautiful, luxurious vacation rentals. Having catered to over 25,000 guests, we have gained valuable insights into what guests truly love, as well as what owners value.

As fellow vacation rental owners, investors, and seasoned travelers, we understand the challenges and aspirations of both management companies and property owners. This unique perspective allows us to bridge the gap between all parties involved, fostering stronger relationships and ensuring the overall success of everyone. Unlike many management companies, we personally own vacation rental homes, which sets us apart and enables us to provide a business perspective that aligns closely with owners' needs.

We are highly selective when it comes to the homes we include in our management program. By purposefully limiting the number, type, and quality of homes we accept, we can dedicate our utmost attention to each property and guest within our company. Our commitment to maintaining standards higher than industry norms is critical to ensuring consistent guest satisfaction. Satisfied guests are willing to pay premium prices to experience the exceptional quality of our homes.

At Travel Life Vacations, we value open communication, honesty, integrity, and full transparency above all else. We prioritize the needs of both owners and guests, and make their satisfaction our top priority. With this unwavering dedication, we promise to deliver an uncommon and exceptional experience for owners and guests alike.



WE ARE A PREMIUM BOUTIQUE STYLE MANAGEMENT COMPANY. THIS IS WHAT WE OFFER:



Our experienced professionals devote dedicated and meticulous attention to analyzing your home, leaving no stone unturned. We understand the importance of maximizing profit, which is why we implement effective strategies to increase income and identify opportunities to reduce expenses. By doing so, we can consistently enhance the overall quality of your home. Additionally, we take pride in recommending and managing necessary improvements to ensure your property meets the highest standards. With our expertise, you can trust that your home is in capable hands.



We understand that each home is truly special and holds its own unique style and significance. We deeply respect and appreciate the individuality of every property. To honor this, we provide dedicated and complimentary services from our in-house interior designer. Their expertise ensures that the style and design of your home are updated and cohesive throughout. Additionally, we prioritize professional photography to showcase your property in the best possible light, capturing its true essence and intended beauty. By leveraging these services, we aim to highlight the distinctive charm and appeal of your home, allowing it to shine and attract guests who will truly appreciate its unique qualities.



To distinguish ourselves from others, Travel Life Vacations has partnered with a local golf cart rental company. This enables us to provide every home in our portfolio with a golf cart, which has become a highly sought-after amenity in the vacation rental industry. Guests truly appreciate the convenience and enjoyment that golf carts offer. As part of our comprehensive services, TLV takes care of all aspects related to the golf carts, ensuring a seamless experience for both guests and owners. Rest assured, we have the necessary liability insurance in place to protect ourselves and our valued homeowners.



We prioritize open communication with our owners and ensure that there is always a direct line of contact available. Whether it's through text, call, or email, we are proud to maintain regular and personal communication with all our valued property owners. The owner of TLV personally handles all owner interactions, ensuring a direct and personalized approach. Additionally, our full team is readily accessible to address any other needs that may arise. We believe in keeping the lines of communication open, allowing you to reach out to us about anything you may require. Your satisfaction and peace of mind are our top priorities.



We pride ourselves on our meticulous approach to maximizing income for each home. Our local reputation speaks for itself as we consistently outperform competitors. With personalized services, we ensure that each property receives individual attention and stands out among the competition. To enhance our offerings, we have partnered with a professional local CPA who handles all accounting needs, including monthly owner statements. Trust us to maximize your property's income while providing transparent financial reporting and peace of mind.



Choosing Travel Life Vacations means helping our local community! We hire all local vendors, cleaning crews and/or individuals. We support small businesses in our area by working with smaller, family owned and operated businesses in order to stay away from large streamlined companies that cannot provide us with the detailed and quality service we need. These decisions cultivate loyalty, trust and integrity with all our vendors, cleaners, and employees. This keeps our workplace culture friendly and efficient for the whole team!



WE BELIEVE PROPERTY MANAGEMENT HAS 3 PILLARS FOR SUCCESS

Our three pillars are Guests, Property, & Owners. When the properties are in tip top shape the guests are happy, when the guests are happy the owners are happy. We believe there is a balance to all 3 pillars for success. We work diligently to balance these three pillars to ensure everyone wins everytime!

- GUESTS -

We are dedicated to providing the highest quality homes and ensuring the utmost satisfaction of our guests. To achieve this, we have in-house Quality Control Managers who personally inspect each home every week. Unlike other companies that solely rely on cleaning crews, our QC Managers go above and beyond to maintain our exceptional quality standards. We strive to create a welcoming and accommodating environment for every guest.

Our commitment to cleanliness and hospitality is unwavering. We are available via text, phone call, and email at any time to address any needs our guests may have. As locals, we are readily accessible and eager to assist. We value each and every guest, understanding that without them, our homes would be empty and devoid of cherished memories. Many of our guests choose to return, often building lasting relationships and unique friendships with us from various parts of the country and even other countries.

Our aim is to provide amenities that enhance the guest experience, ensuring they create lasting memories and enjoy the relaxation and fun they deserve.

- PROPERTY -

We prioritize property care to ensure guest satisfaction and property preservation. With dedicated maintenance crews for repairs and inspections, an outdoor crew for exterior maintenance, and detail-oriented cleaning crews for thorough interior cleaning, we maintain the highest level of quality for each home and guest. Our quality control managers conduct post-cleaning inspections and address any additional needs promptly.

Our property manager, along with the rest of the team, visits each home weekly to ensure nothing is overlooked, promptly addressing any identified needs. During winter, the Property Manager personally visit each home to compile a list of maintenance items and improvements. This comprehensive winter refresh sets our properties apart and allows us to start each season in excellent condition.

With these dedicated teams and regular maintenance, we surpass the standards of most other management companies, ensuring our properties are in better condition. Our unwavering commitment to quality sets us apart and guarantees a remarkable experience for both owners and guests.

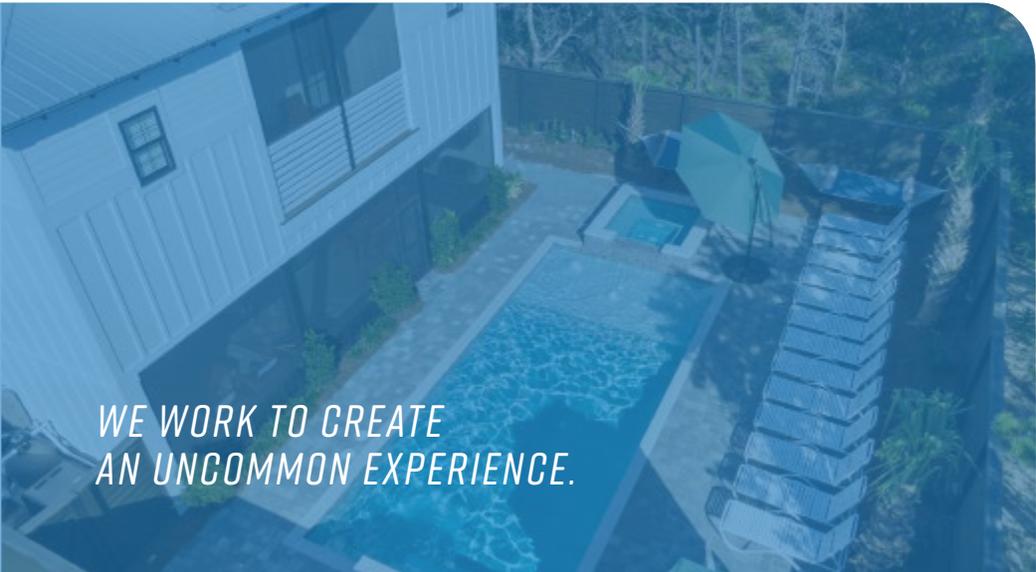
- OWNERS -

Unlike most management companies, we deeply understand the owner's perspective because our entire core team consists of owners themselves. We recognize the significant investment owners make and share in their journey. Our goal is to honor this journey by preserving the value of their properties year-round. We work diligently to maintain properties in premium condition and maximize owners' income and bookings using our in-house methods and market insights.

To ensure smooth financial management, we enlist a highly rated professional accounting firm to handle owners' statements and funds securely. With our strong local connections and network of trusted vendors, we provide high-quality service to all aspects of the home.

The President of TLV personally handles all owner contacts, valuing the personal connection and friendships that can develop. This secures an open line of communication between owners and TLV, making the management of investment property easy and transparent, especially for out-of-town owners. We operate with the highest level of integrity and maintain open communication for any concerns or questions.

We firmly believe that the success of our owners is our own success, and we work diligently to fulfill our part in this partnership. By ensuring guest satisfaction, striving for great reviews, and fostering long-term relationships, we secure the owner's investment and guarantee the home's continuous improvement over time.



WE WORK TO CREATE AN UNCOMMON EXPERIENCE.

OUR STORY...

THE TRAVEL LIFE STORY

I know there are many visitors who will come across this page, both new and old. A lot of you have known us as The Destin Beach Houses, but we are now officially rebranding to Travel Life Vacations.

How and why, you may ask?

At this point, our story is 11 years running, and I'd like to share it with you.....

(Since I am the author of this blog, I will start with myself *smirk*)

Sara's story: I came from a military family, born on an air force base in Bitburg, Germany. Now, before you ask me what the castles and beer are like there, let me tell you that we were quickly re-stationed. The first memories I have are of Eglin Air Force Base, Florida. I received my AA at Northwest Florida State College. When I graduated, I had no idea what I was going to do, or how I was going to do it. But I can tell you when asked about my future, what was on my heart were the ideas of real estate, writing, and interior decorating. Along came Ryan....

Ryan's story: Ryan was born and raised in Virginia until around 12 years old. Then his family relocated to Destin, to follow other family members and to get into the vacation rental industry. As a home-schooled student, he spent a lot of his free time learning the ins and outs of the business from an early age, hands-on. His family was in some form of real estate most of his life, so he developed an understanding and a passion for the business. Combine his drive and knowledge with his God-given intuition and creative business ideas.... and whatever he put his hand to was destined to succeed. (Which, at this time happened to be The Destin Beach Houses).

The birth of a marriage and a business: Although we did not know each other the whole time, we've both been in the Destin area now for over 17 years. We met while both working at a local restaurant, hostess, and bus boy. We got married shortly after graduating, and started The Destin Beach Houses shortly after that! He knew the business; I had the dream, (as I had mentioned before.... Does it get any more coincidental)? Our business, and our marriage, have been up and running since 2010. It's been full steam ahead ever since.

We started with our first rental property 7 months after we got married. This was in 2010 and smack in the middle of the BP oil spill that devastated the Emerald Coast. It took a lot of faith to take such a leap during this time. For the next few years, we worked nonstop. We worked a total of 4 jobs, not including the rental home. Long, hard hours went into maximizing profit on that one home, until we had saved up enough for a second, and then a third home. We weren't just vacation rental owners, we were cleaners, launderers, painters, decorators, landscapers, pool care, and maintenance.

After a few years, we were given the opportunity to build and develop a home for the first time. This home was called The Ocean Kiss'd. (It is still in our rental management program).

Many people will tell you that building a home can be tough on a couple. While it definitely has its challenges, we were both hooked and knew we wanted to build more.

Things have developed and changed since we first started in the business. We have currently designed and developed 7 rental homes! (8 if you include our personal home). We have ventured into the real estate side of things, and we've sold some homes. Also, we've built a management company that manages other clients' vacation homes for them!

There was a point, after we had built 3 homes, that we took a break, and did a lot of traveling on our own. We quickly started realizing our love for traveling and even started frequenting the same places sometimes. We found ourselves having random conversations, about having second homes in some of these places and renting them out the majority of the year that we weren't using them.

After talking about it enough times, we finally thought, "WHY NOT?!"

Ryan started pondering a business model, and what it all would look like. And Travel Life Vacations was born. A brand that could include all of our vacation homes, no matter where they were, (not just Destin).

Our business picked back up after that and was quickly growing. But we ran into a problem..... There was so much business, and not enough Ryan and Sara. At this point, we started to hire more and more employees and stepped back from the part of the areas that we were able to.

So we brought in more help!

We now have an amazing, highly qualified team! Just in time for the launch of our re-branded company, Travel Life Vacations!

We are so excited about how things are moving forward. And we are so grateful to God that He brought us the perfect people at the times that we were ready for them. We truly feel that we are exactly where we're supposed to be as a company at the moment.

Now Ryan has the time to do what he does best, come up with and develop new business plans and ideas. He has many, many ideas for the future of Travel Life... products, locations, and completely new business models.... Heck! Travel Life itself was his idea! Now that he has the time to focus on these things, who knows what God has in store.

On the other hand, I now have time to focus on my passion for interior designing and decorating our new projects! Also, as I mentioned previously, I have always had a passion for reading and writing. I have been working on some personal writing projects of my own, wrote a book, started a personal blog, and now bringing you this Travel Life blog!

We're excited to bring you Travel Life Vacations, and hope you'll stick around to see where it takes us!

God Bless and thank you from the Travel Life Team!

MEET OUR TEAM...

MEET THE TEAM THAT WILL BE CAREFULLY MANAGING YOUR PROPERTY



RYAN MARTIN
PRESIDENT

One of the owners and founders of Travel Life Vacations, Ryan Martin, views travel as being a journey rather than just a destination. His love of exploring new places with his family launched him into creating TLV. He wanted to share the travel lifestyle with others as a brand, a blog, and a multiple destination vacation source. With 13+ years of experience and incredible knowledge of the industry, he has tremendous insight into every aspect of vacation homes and real estate investment as a whole. God has blessed him and his wife, Sara, with the opportunity to build and design their own homes from the ground up. In the early stages of growing the business Ryan gained experience in pool cleaning, managing cleaning crews, and maintenance repairs. Now, 13 years later, Ryan has the impressive resume of experience in developing, creating floor plans, interior design and décor, landscaping and pool design, merchandise design, golf cart rentals, website design, real estate photography, marketing, property management and so much more. Being a developer and a vacation rental owner himself gives him a unique perspective and advantage for property management, bridging the gap between owners and managers. Being a local for over 20+ years, he has a true love for this area and calls this his home. Also, having grown the TLV brand now, Ryan isn't stopping any time soon. He is always working day in and day out to improve every aspect of his business! Stay tuned for more!



SARA MARTIN
CO-FOUNDER

One of the owners of Travel Life Vacations, Sara has always known she loves interior design and décor. So, when she married Ryan at the age of 19, she was more than eager to jump into real estate to have the chance to develop her passion for interior design. Together, building TLV from the ground up, Sara started with weekly housekeeping and laundry, plus redecorating and updating older rental homes that were purchased for the rental market. Over the years, she and Ryan began to build and develop their own homes using the knowledge they've gained. 12 years later, Sara has now designed and decorated 7+ homes on TLV from start to finish, helped coordinate redesigns as well as redecorating for TLVs homes! Working side by side with Ryan, Sara has helped build the foundation for TLV to grow to where it is today. Sara has more recently taken a step back to raise their newborn and now heads up the TLV blog in her spare time!



TEAM CONT'D...



MASON MCGEE

PROPERTY MANAGER

Mason, a true southern gentleman originally from Alabama, serves as our Property Manager. He has a long background of growing up in and around the property management industry. From working with cleaning crews, landscaping crews, and pool companies to working as our maintenance manager, before finally being promoted to our property manager. His experience in all types of different departments helps him understand the business from the ground up! This makes him an experienced and knowledgeable asset to the team! Mason enjoys spending time with his family, as well as hunting and fishing. His dynamic, yet well mannered, personality makes him a valued member of our team! He is passionate about building, creating, and working with his hands. Organizing tasks and building better systems to further productivity and improve guest experiences gives him a sense of accomplishment. Mason is always learning new skills, and truly enjoys providing solutions which enhance and preserve the homes in our care. He is a self motivated jack of all trades who strives for excellence in all he puts his hands to. Our TLV Team would be lost without him!



DENISE FORRESTER

RESERVATIONS / OFFICE MANAGER

Denise is the truest type of local to the Destin & Santa Rosa Beach Area, calling this stunningly beautiful place home for over 25+ years! As lovers of sunshine, you can find her, her husband of 30 years, and their 18-year-old son enjoying the outdoors together as often as they can. She truly loves helping people in any capacity that she can. Whether it's through the local church, her friends and family, or even strangers that share their love for this beautiful place. Using her personal local experience, Denise is able to bring connections, recommendations, and loads of knowledge of the area to our guests. Because she has been in the hospitality industry for most of her life, and enjoyed many years in the mortgage industry, she has much experience in working daily with guests and customers. She truly loves and understands the value of combining a personal connection and professional connection together to make the experience for everyone as great as possible! As the Reservationist & Office Manager here at Travel Life Vacations she brings a very personal touch, quality service, and most importantly a smile that makes our team and guests feel comfortable and encouraged day to day. She enjoys helping all our guests feel right at home as well as excited and confident about their upcoming stay in one of our homes!

INTERESTED IN OUR MANAGEMENT PROGRAM AND WANT MORE INFO?

We need your name, email, phone number, property address, and how many bedrooms and how many bathrooms are in the house. Feel free to leave us any additional information that you deem important for us to know. We look forward to hearing from you!

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