

A wide-angle photograph of a modern, open-plan living and dining area. In the foreground, a large, tufted brown leather sofa is positioned on a light-colored wood-look floor. To the left, a grey upholstered chair is partially visible. In the background, a kitchen area with dark grey cabinetry and a stainless steel refrigerator is visible. A dining table with white chairs is situated between the kitchen and the living area. A large, dark grey wall on the right side of the room features a mounted longhorn head and a large flat-screen television. A wooden coffee table and a wooden TV stand are also present. The overall atmosphere is contemporary and stylish.

# CORPORATE STAYS

BEYOND BUSINESS

PARTNERSHIP PROPOSAL



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# ABOUT US

Since 2008, Corporate Stays has been transforming and enhancing the business travel experience.

From coast to coast, Canadians rely on us as the best corporate housing provider in the Americas. Business and corporate travelers can have a home-like experience with Corporate Stays that is unavailable in hotels.

We offer extra services that can make the stay even more convenient, from housekeeping to car rental service, because our focus is on the total experience catered to every guest.







# PARTNERSHIP GOALS

- A secure source of income for both parties.
- Opportunity to reach new markets
- Added value for previous customers
- Assist partner with developing in the corporate market
- Achieve 87% occupancy in units manage
- Promote & sell each others services





Our Signature Collection consists of spacious and contemporary furnished apartments managed by our team.

The high-end Casa Suarez furnishings and soft neutral colors infuse the space with a peaceful atmosphere.

The Signature Collection is available in all major Canadian cities, Mexico, Panama, and Costa Rica.



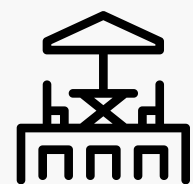


# BUILDING AMENITIES

Our buildings provide a variety of facilities throughout Canada– fitness centers, movie theaters, indoor and outdoor pools. Corporate Stays guests can relax on a private rooftop terrace, BBQ area, lounge area and party room.



BBQ Areas



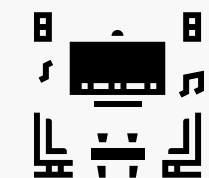
Rooftop Terraces



Business Centres



Concierge



Event Spaces



# APARTMENT FEATURES

## FURNITURE TYPE

Queen Size Bed Frame	1
Queen Size Mattress	1
Bedside Table	2
TV Console	1
Coffee Table	1
Double or Triple Seater Sofa	1
Living Room Side Table	1
Dining Table	1
Dining Chairs	4
Ceiling Light	1
Mirror	2
Table Lamp	3
Wall Art	5

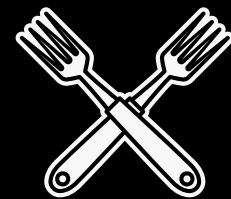




Each furnished apartment from Corporate Stays has a fully functional kitchen with upscale appliances. All guests will be able to store and cook their meals easily.



Tableware



Utensils



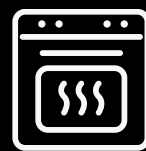
Glassware



Cookware



Dining Furniture



Appliances





# ESSENTIALS

## ENTRANCE

Iron  
Iron Board  
Broom & Dust Pan  
Carpet  
Hangers  
Mop & Bucket

## BATHROOM

Hair Dryer & Silk Bag  
Garbage  
Soap Dish  
Toothbrush Holder  
Plunger

## KITCHEN

Forks  
Knives  
Tablespoons  
Teaspoons  
Glasses  
Wine Glasses  
Coffee Mug  
Dinner Plates  
Desert Plates  
Mixing Bowl  
Frying Pans  
Cooking Pot  
Baking Sheet

Cheese Grater  
Cork Heat Protector  
Cutting Board  
Strainer  
Kettle  
Measuring Cup  
Toaster  
Coffee Machine  
Can Opener  
Wine Opener  
Knife Set  
Salt&Pepper Shakers  
Dish Towel

Whip  
Wooden Spoon  
Peeler  
Sponge  
Dish Brush

## LIVING ROOM

43 Inch TV  
Clock

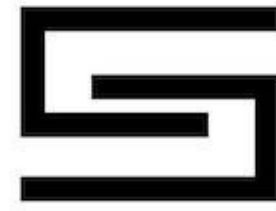
## BEDROOM

Deco Pillows  
Bathrobe  
Laundry Basket

Pillows  
Pillow Cases  
Duvet  
Duvet Cover  
Mattress  
Protector



# FURNITURE BY



CASA SUAREZ





# PRIME LOCATIONS

Each of the major Canadian cities has a Corporate Stays property in a prominent location. We always strike the ideal mix between acquiring apartments in suburban and city areas.







# DESTINATIONS

**MONTREAL**

**TORONTO**

**OTTAWA**

**VANCOUVER**

**QUEBEC CITY**

**HALIFAX**

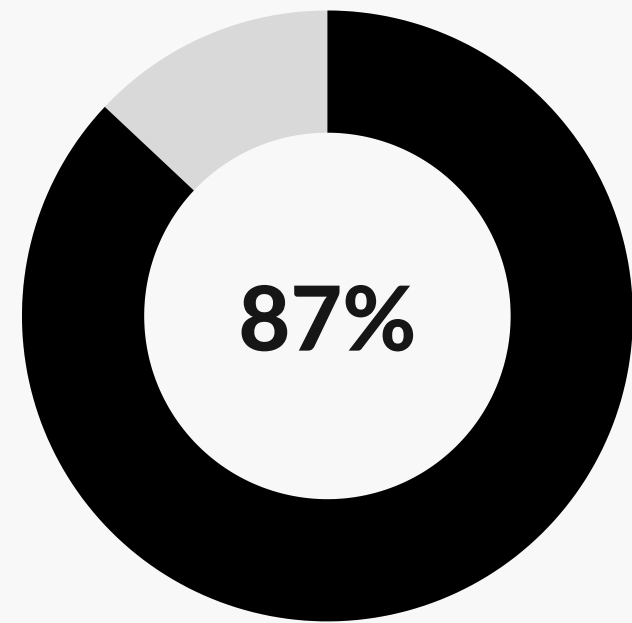
**CALGARY**

**EDMONTON**

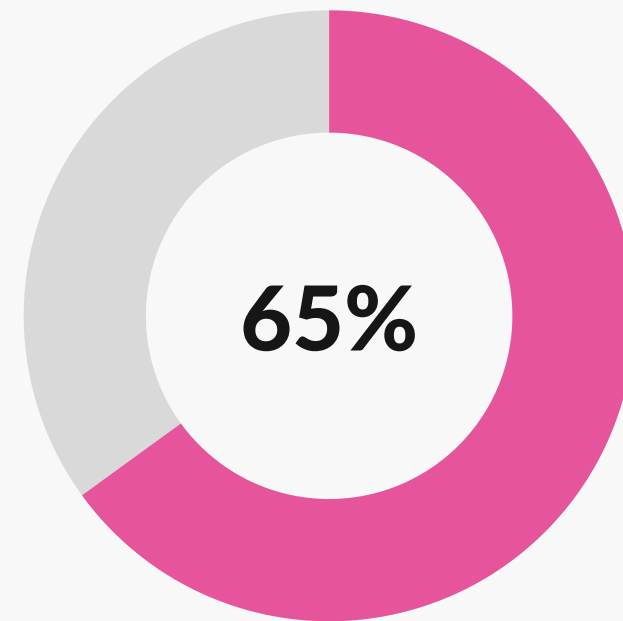
**WINNIPEG**



Occupancy  
2021



60 Nights Stay  
Occupancy



Units across Canada



Units worldwide



**14** Years In  
business

## WHY US?

WE ARE CANADA'S LEADING  
CORPORATE HOUSING PROVIDER.

We experienced the largest growth in  
2022, boosting more than 800 properties  
globally.

Our partners:

- Institutional owners
- Hotel owners
- Private equity funds
- REITs/property companies
- Entrepreneurial developers



# OUR CLIENTS TRUST US







# PARTNERSHIP BENEFITS

With more than 14 years of expertise in the field, we are experts in every aspect of trustworthy property management.

- Fully furnished units at no cost
- Exposure to various markets
- Free advertising (social media posts & stories, paid ads, monthly newsletter feature, feature blog posts)
- Access to new clientele
- 24/7 concierge services
- Occupied apartments
- Contribute towards local economy
- Special rates for management travelling in Canada





# LEASE UP PROGRAM BREAKDOWN

The Corporate Stays Lease Up Program offers property management companies an opportunity to secure new income during the 1st year after the release of the building.

The Partner has the right to remove a unit from month to month with a 2 weeks notice.

Corporate Stays and Building Property Management company will sign a 12-18 month agreement to manage 40+ apartments based on one of the two solutions:

- Split Revenue
- Fixed Monthly Payments

GOAL: Provide a solution for property managers to gain a new income over the first year of the building's existence.



# WE PROMISE



01

## FURNISHED APARTMENTS

Corporate Stays will furnish between 30 – 50 apartments at \$0 cost.

02

## SECURE SOURCE OF INCOME

We will generate a secure source of income from day 1 of our lease-up agreement.

03

## SERVICE MANAGEMENT

From bookings to guest services, inquiries and issues, we will manage all services that are related to managing your property.



# FEATURES

**Insurance coverage**

**Secure door access control  
system**

**24/7 support**

**Designed and furnished by  
Casa Suarez**



# LEASE UP SOLUTIONS

## 1 SPLIT REVENUE

*Both parties will divide the monthly income 50/50*

### EXAMPLE

Number Of Units	Type Of Unit	Monthly Rate Per Unit	Average Occupancy		Operational Costs	CS Revenue	Partner Revenue Per Unit	Total Monthly Income For Partner
9	Studio	\$2,000	87%	\$1,740.00	\$191.40	\$774.30	\$774.30	\$6, 968.70
30	1 bedroom	\$2,500	87%	\$2,175.00	\$239.25	\$967.88	\$967.88	\$29,036.25
11	2 or 3 bedroom	\$3,200	87%	\$2,784.00	\$306.24	\$1,238.88	\$1,238.88	\$13,627.68

TOTAL MONTHLY INCOME

\$49,632.63

TOTAL ANNUAL INCOME

\$595,591.56



# LEASE UP SOLUTIONS

## 2 FIXED MONTHLY PAYMENTS

***Corporate Stays will pay a fixed amount to the property management company on a monthly basis.***

Monthly payments will be made regardless whether the apartment is rented or not.



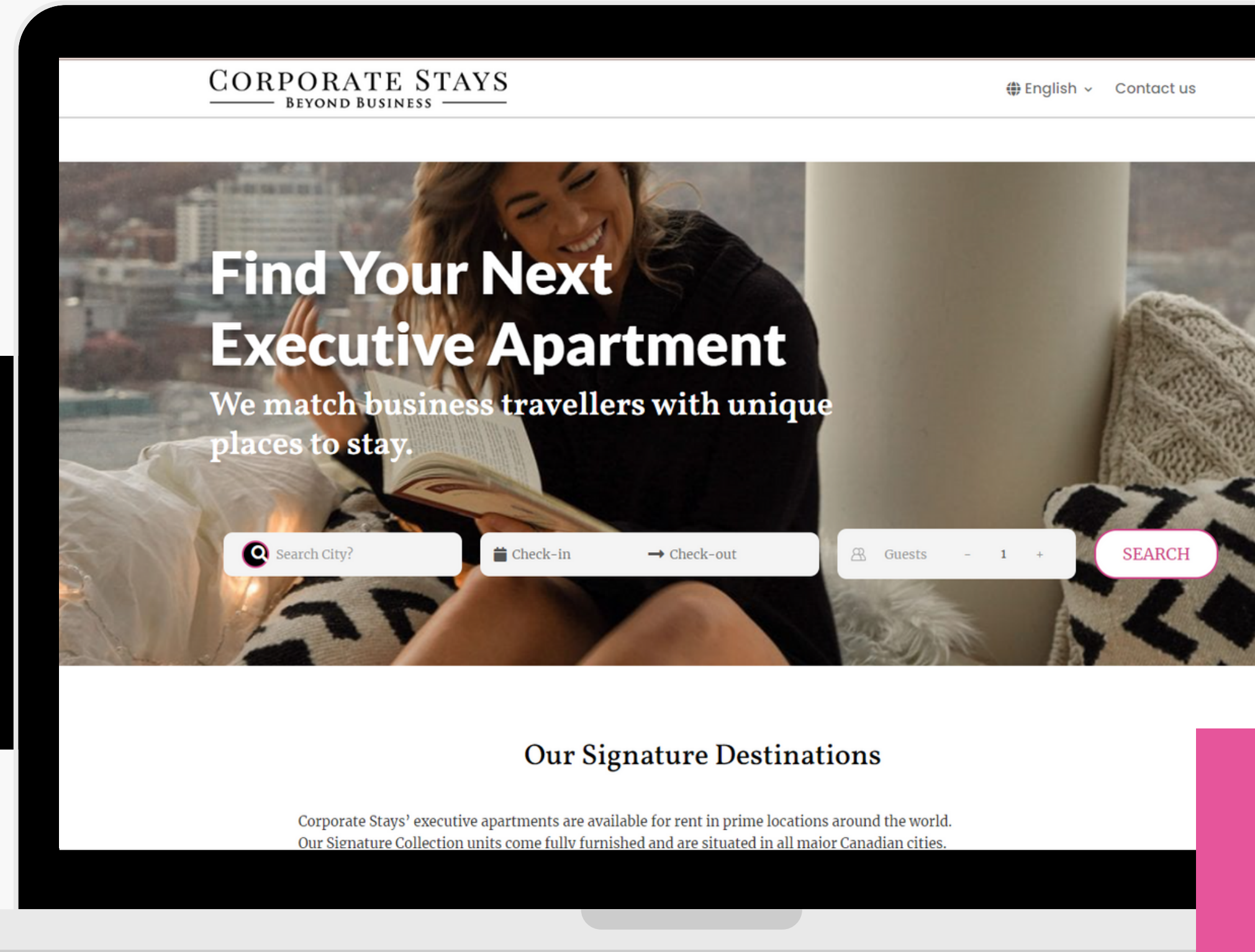


# CONTACT US

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@corporatestays





A low-angle, upward-looking shot of a modern skyscraper at night. The building's glass facade reflects the city lights, and its structural elements create a strong geometric pattern against the dark sky. A semi-transparent dark rectangle is centered over the image, serving as a background for the text.

# THANK YOU

[WWW.CORPORATESTAYS.COM](http://WWW.CORPORATESTAYS.COM)