

SENSE Rewards

**SHORT-TERM RENTALS
THROUGH PROPERTY
TURKEY'S ECOSYSTEM**

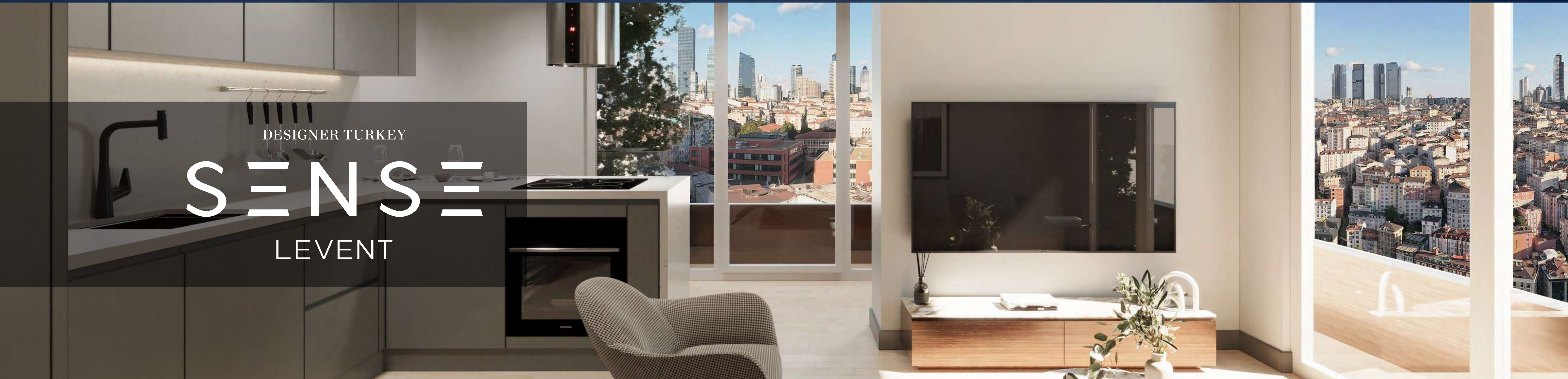
*** SAMPLE SUITE**
Short-Term Rental Block

DESIGNER TURKEY

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DESIGNER TURKEY
ARCHITECTURE & CONSTRUCTION



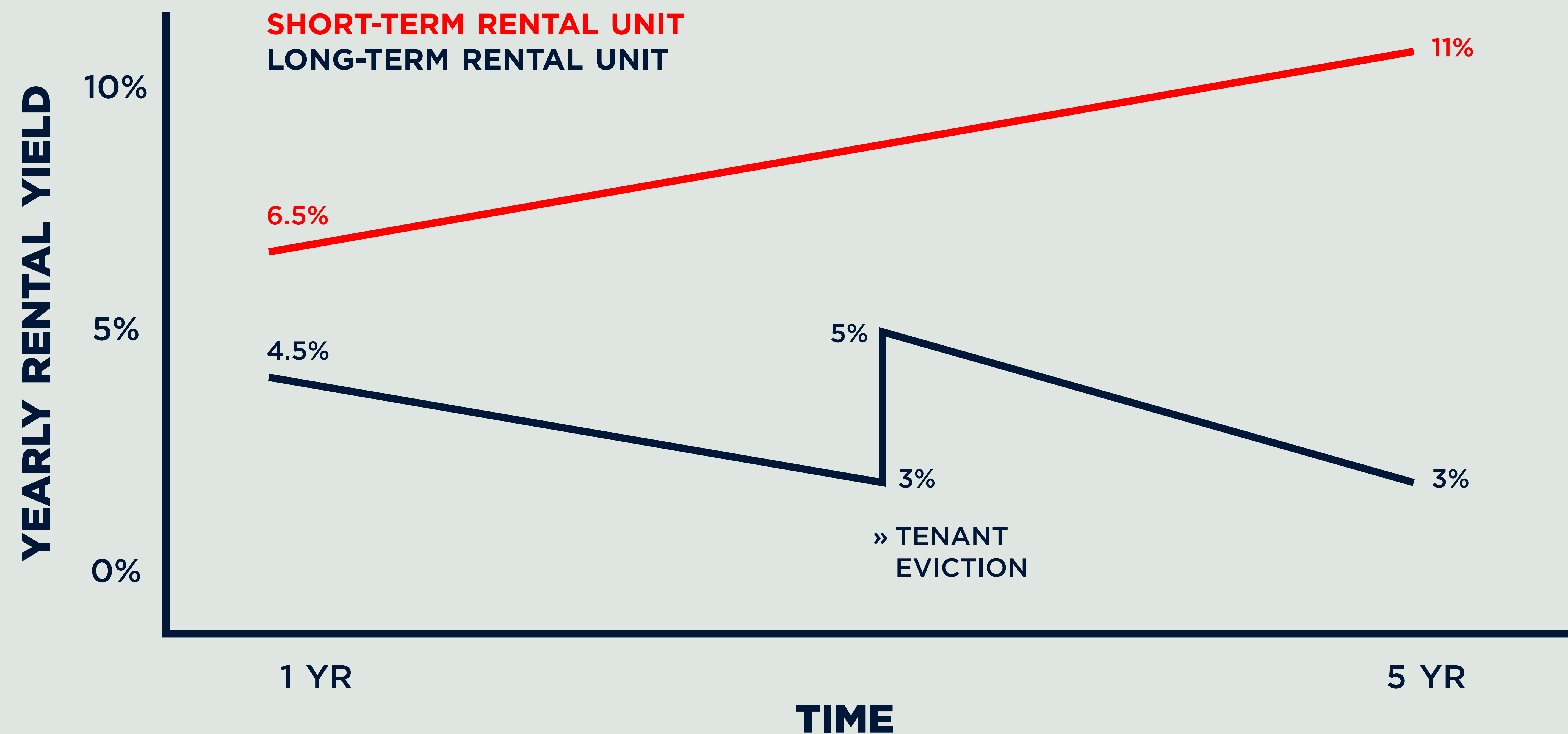
SHORT TERM RENTAL PROPERTIES

Sense Rewards is a unique concept in the market that brings fully-furnished apartments and villas with hotel-like amenities to in-demand locations. These properties include housekeeping, laundry, concierge services, and shuttle services, without any long-term commitments or maintenance fees through our unrivaled real estate ecosystem. This program offers more diversity for tenants and also allows home owners to maximize their real estate investment.

Sense Rewards offers a sustainable net revenue stream that is inflation-proof. With Sense Rewards app, homeowners can monitor their flats, see real-time revenue, book a free stay, which increases peace-of-mind and secures a fast and secure exit strategy.

In summary, Sense Rewards is an excellent investment opportunity that provides a win-win solution for both homeowners and tenants. Become a part of the revolutionary Sense family and join this exceptional real estate experience.

5 YEAR RENTAL YIELD



BENEFITS OF SHORT TERM TENANTS

INFLATION RESISTANCE

As inflation increases, long term rental owners can get stuck in unfavorable situations. Sense Rewards properties adjust rates constantly, staying in front of such inefficient returns.

EASY EXIT STRATEGY

In a dynamic market, a clean exit strategy is a must. Sense Rewards properties are never locked into long term commitments. So this allows investors to be agile as market conditions fluctuate.

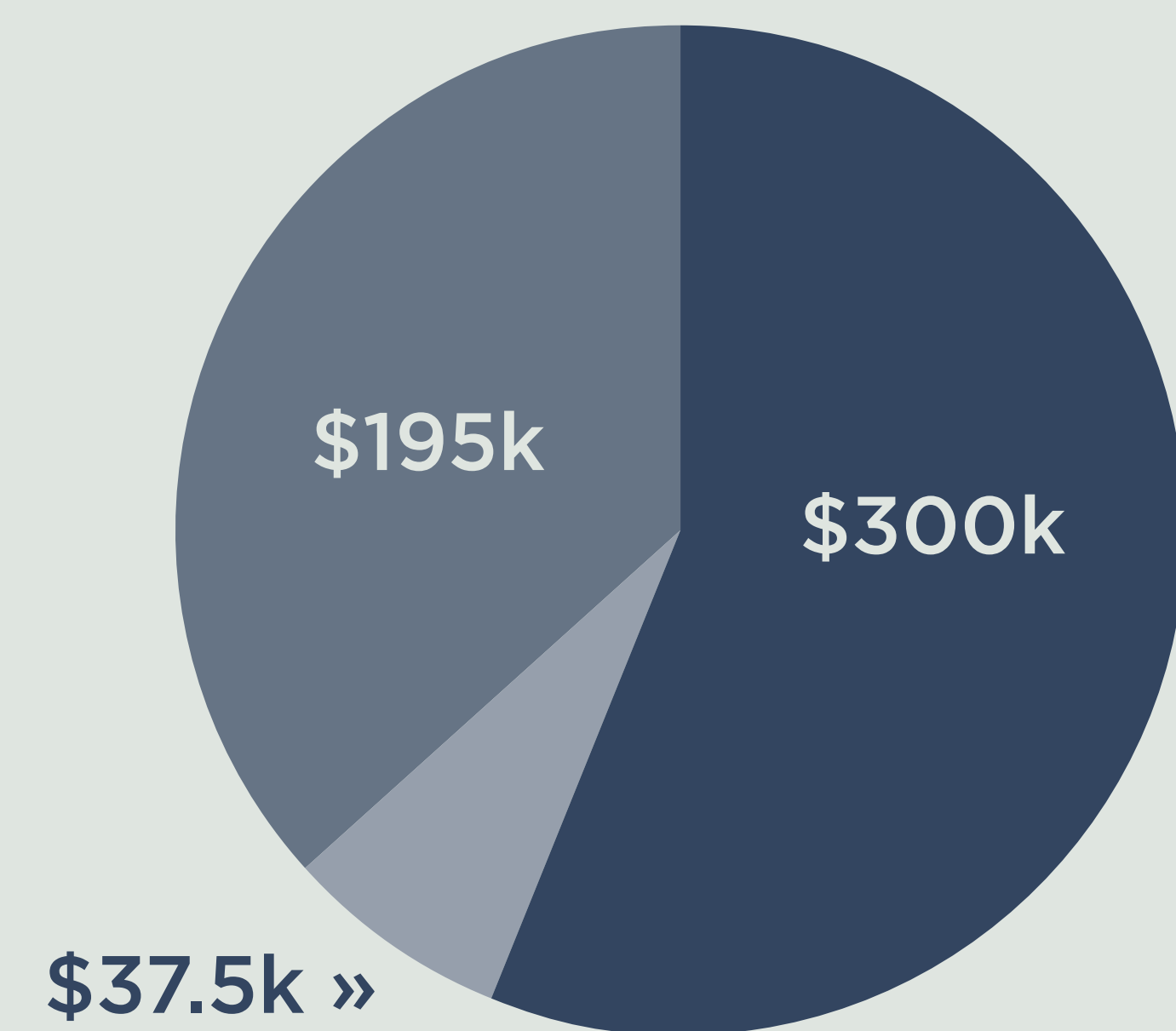
HIGHER RENTAL RETURN

These strategies are unique to short term rental properties and provide stable value for the life of the investment. Along with stability, come higher returns and access to booming short term rental demand.

5 YEAR ROI PROFILE

LONG-TERM RENTAL UNIT

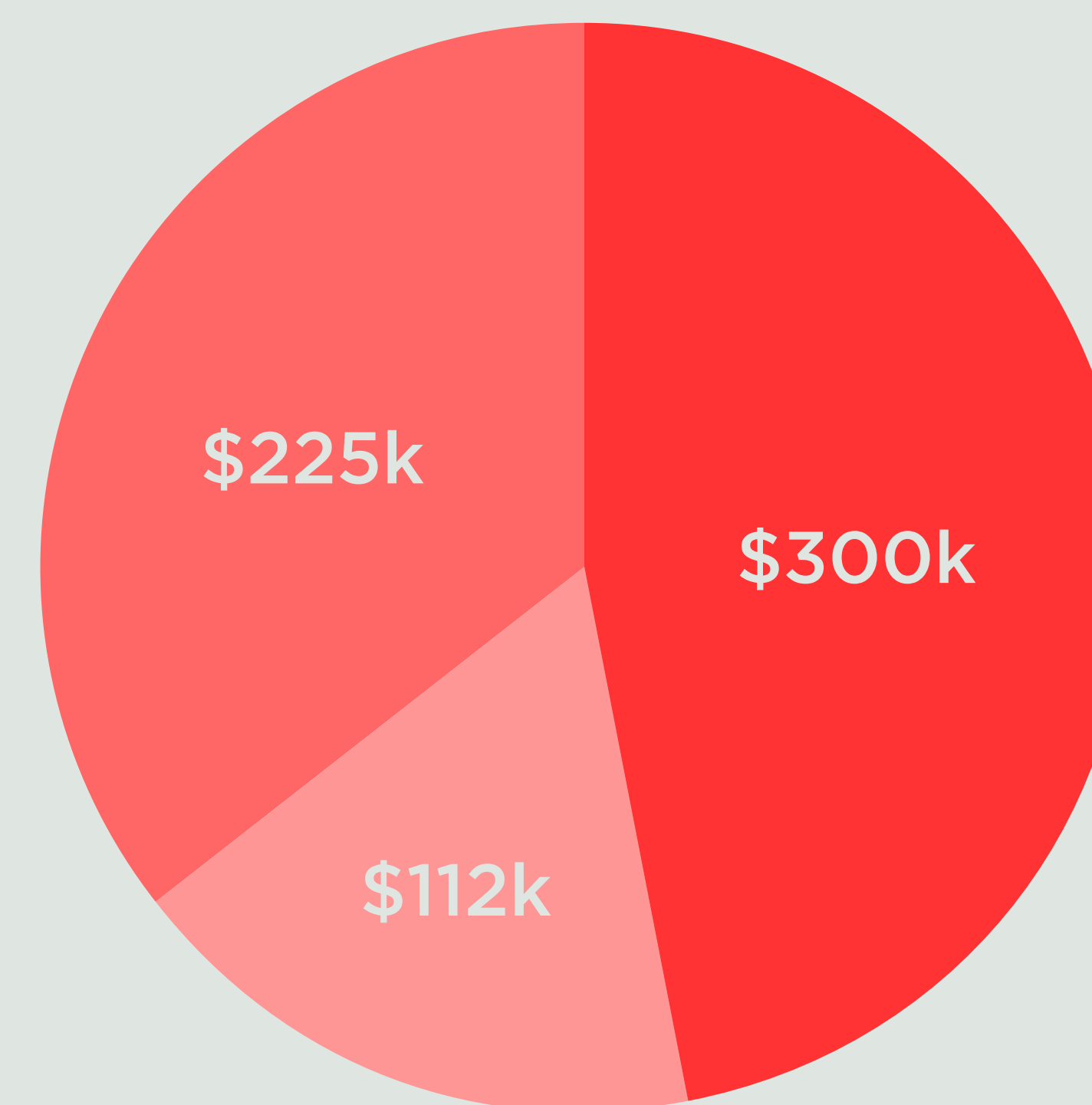
INITIAL PURCHASE VALUE
TENANTED CAPITAL APPRECIATION
5 YEAR TOTAL ROI



VALUE AFTER 5 YEARS
\$532,500

SHORT-TERM RENTAL UNIT

INITIAL PURCHASE VALUE
TENANTEDLESS CAPITAL APPRECIATION
5 YEAR TOTAL ROI



VALUE AFTER 5 YEARS
\$637,000

35%
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REAP HIGHER LONG TERM YIELDS

CAPITAL APPRECIATION

An untenanted apartment will very likely demand higher value on the resale market, as new owners usually do not like to adhere to previous agreements. Sense Rewards offers buyers a clean slate.

RETURN ON INVESTMENT

In today's market there is a large difference in available rental income in short term rentals vs. long term rentals.

TOTAL 5 YEAR VALUE

The total 5 year accrual of value for short term rental properties is around 35% larger than long term rental properties. That is before considering the amount saved in maintenance fees, legal fees, time, and other expenses by utilizing Property Turkey's real estate ecosystem.

SENSE LOCATIONS



OCCUPANCY RATES IN POPULAR DESTINATIONS

TOURISM OUTLOOK

In 2022, Turkey attracted around 44.5 million foreign tourists, ranking as the 6th most popular tourist destination in the world. Of that population 38% visited Istanbul, and 7% visited the province of Bodrum.

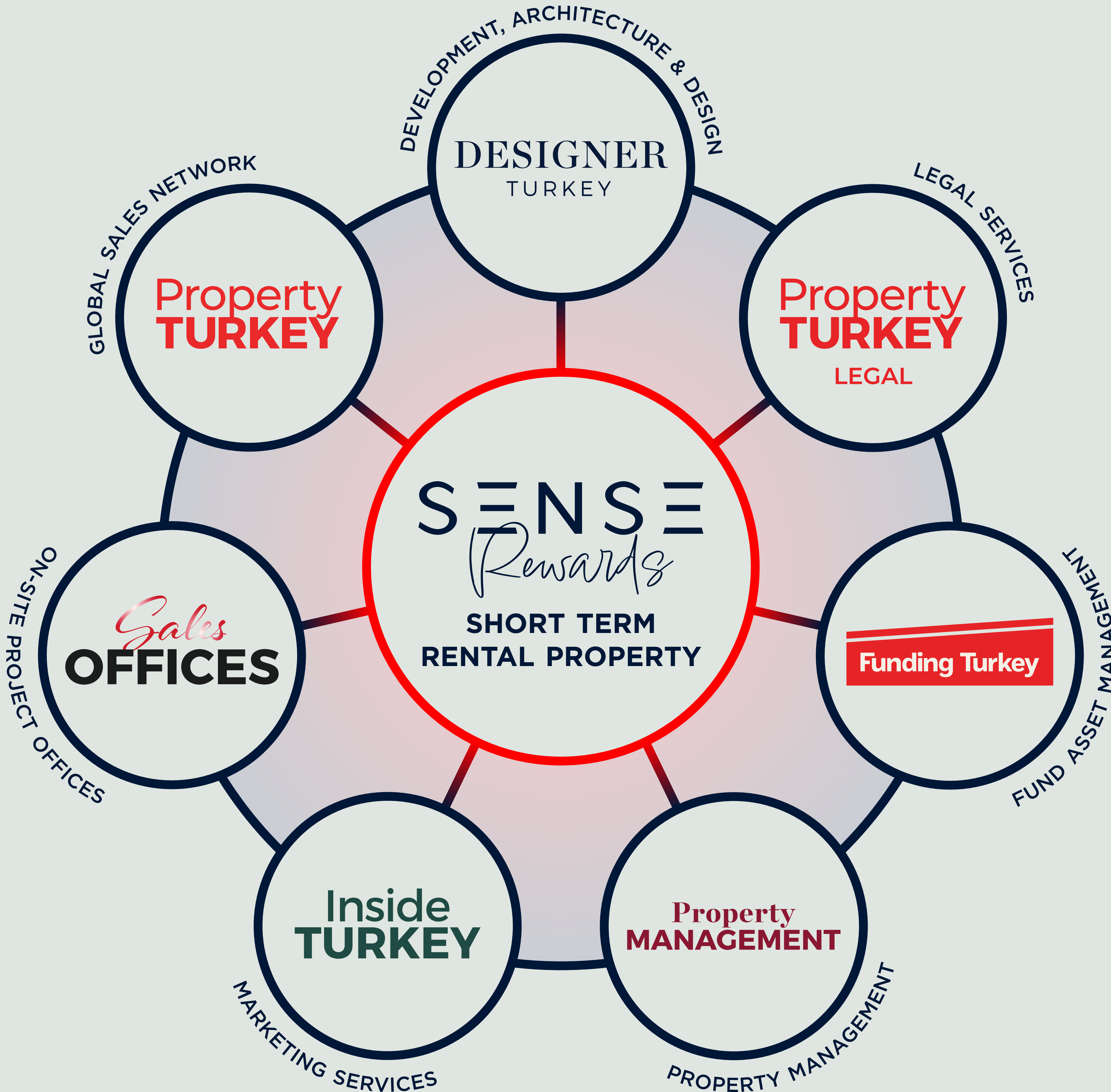
TENANT DEMAND

Sense Rewards properties are exquisitely positioned in the right areas of the right districts in Istanbul and Bodrum for a steady stream of demand. Whether it be business, leisure, or otherwise, there will be no shortage of tenants.

OUTPACE COMPETING RATES

By virtue of those locations, our sophisticated ecosystem, and 5 star stays, our room rates are able to provide impactful value for money while outpacing our competitors.

SENSE REWARDS ECOSYSTEM



SAVE THOUSANDS BY OPERATING WITH US

HASSLE FREE LEGAL SERVICES

The burden of owning in a foreign country is lifted by Property Turkey Legal.

NO UNIT MAINTENANCE FEES

Maintenance, management, cleaning, and turn down services are all taken care of. No time consuming search and language barrier needed.

NO EVICTION COSTS

Costs of changing long term tenants include, deposits, lease agreements, and other unforeseen expenses. Sense Rewards does quick and easy turnover, without unexpected costs to owners.

MARKETING AND SALES

Prime locations mean crowded competition. Inside Turkey is solely dedicated to making sure your unit stands out to a global demographic.

FLEXIBLE OCCUPANCY

RENTAL OCCUPANCY CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2 <i>OCCUPIED</i>	3	4	5	6	7	8 <i>OCCUPIED</i>
9	10	11	12	13	14	15
16	17	18 <i>OWNER FAMILY VACATION</i>		20	21	22
23	24	25	26	27	28	29 <i>OCCUPIED</i>
30	31	1	2	3	4	5

ENJOY THE FREEDOM OF OWNERSHIP

TOTAL CALENDAR CONTROL

With the Sense Rewards ecosystem, you don't have to worry about coordinating with a third party management company. Calendar dates are easily controlled on a whim.

OVERSEE FROM ABROAD

Sense Rewards makes it extremely pain free to oversee the operation of your unit from abroad. A single contact point returns real-time updates in full upon request.

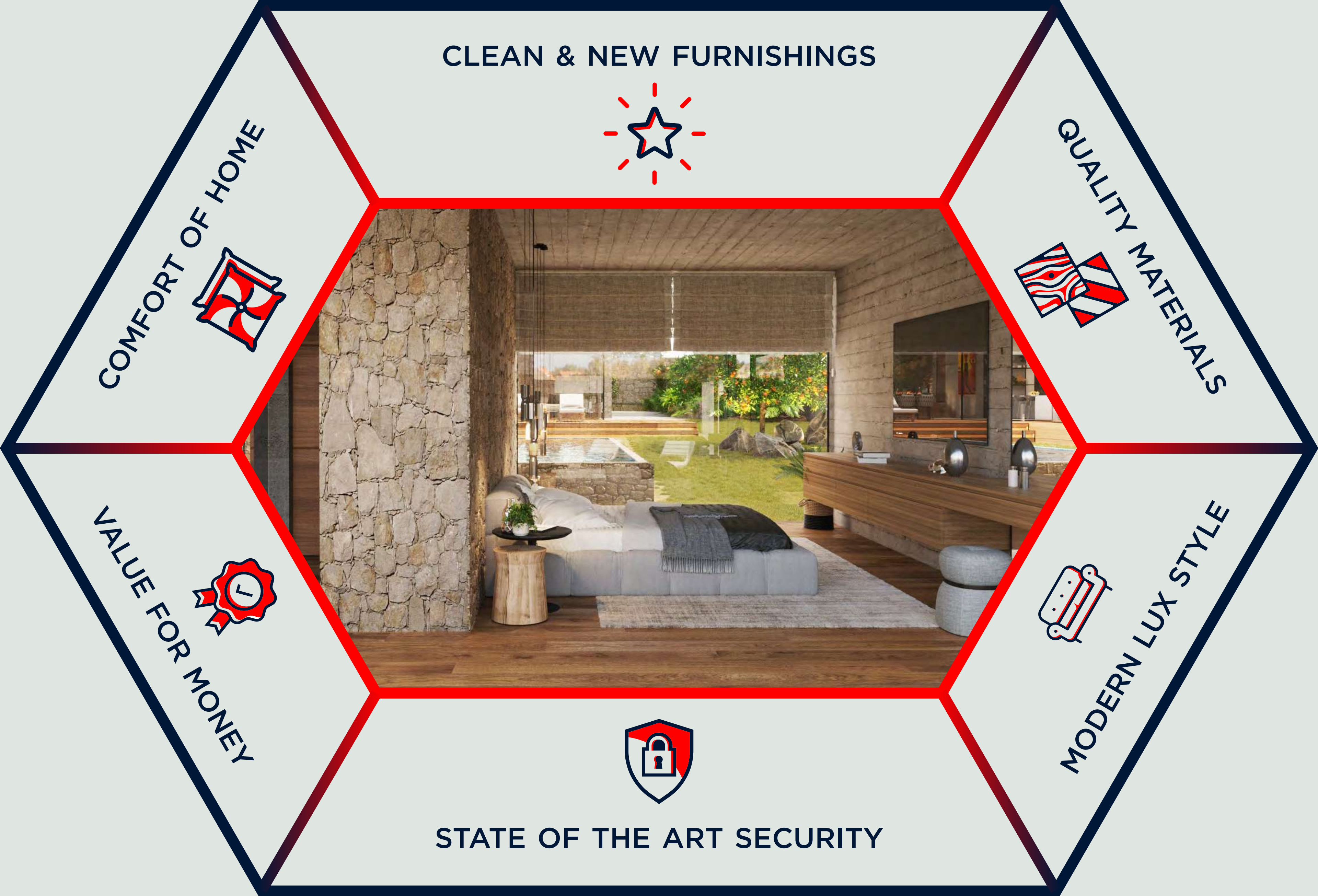
PERSONALLY USE ANY TIME

With all of this flexibility, make room for your own personal enjoyment of the space at any time.

APEX LIFESTYLE & INVESTMENT

Sense Rewards is truly the best of both worlds.

UNFORGETTABLE SPACES



WORLD CLASS DESIGNED EXPERIENCES

5 STAR LIVING SPACES

Sense Rewards properties are always sparkling clean and made of the finest luxury materials.

INCREASED ROOM RATES

With the world class interior designers and reputable developers from Designer Turkey, you can increase room rates in comparison to those nearby. Because they are worth it.

HIGH-END, SECURE MONITORING

Designer Turkey, has made sure owners have access to unit monitoring through state-of-the-art security systems and our cutting edge app.

FULLY FURNISHED UNITS

The ecosystem allows us to fully furnish your unit without you ever setting foot inside. These units can be renter ready upon purchase.

RESORT AMENITIES



MEMORABLE, LUXURY ACCOMODATIONS

STAY-CATION ON-SITE LUXURY

Sense Rewards properties keep the highest standards in luxury accomodation. Our buildings and villas are within reach of many attractive destinations, but your guests may be won't want to leave.

MAXIMIZE TENANT EXPERIENCE

A large part of Sense Rewards competitive advantage lies in each property's ability to provide one-of-a-kind experiences. With lounge areas, pools, outdoor spaces, stunning views and fine dining kitchens guests happily refer to their loved ones.

OUTSHINE NEARBY HOTELS

Forget the musty hotel lobby, broken down elevators, and cookie-cutter rooms, Sense Rewards properties provide more space and more memories for our guests.