

LUXURY & RESORT DEVELOPMENT

One Accountable Partner, Inquiry to Closing.

Island Developer Partnership serves as the in-house **marketing, sales-operations and technology team** for luxury residential, resort and master-planned developments, from pre-construction through sell-out.



1

ACCOUNTABLE PARTNER

8

INTEGRATED FUNCTIONS

100%

DEVELOPER-OWNED DATA

12

MONTH LAUNCH PLAN

THE OPPORTUNITY

Luxury buyers research online and expect a fast, informed human answer: 52% of buyers found their home online (NAR 2025). Developers who build a qualified buyer list before each release, and can prove which dollar produced which reservation, sell with more control over pace and price.

THE PROBLEM WE SOLVE

Separate agencies, media buyers, CRM vendors, event planners and brokers create slow follow-up and no line of sight from spend to sale. We replace that with one plan, one CRM, one dashboard and one accountable team.

WHY US: THE PARTNERSHIP ADVANTAGE

Krystalore Crews, MBA · executive director

22-year USAF veteran; assisted in investor relations, sales strategy, on-site operations and project management for a luxury development in Roatán; led a Pentagon train-the-trainer program for 250+ change agents; global retreats and large-scale events.

Jeff Cline · growth & technology

Serial entrepreneur: dozens of companies launched, multiple exits, 25+ years of business development and scale growth; built 1-800-MEDIGAP to 35,000+ inbound calls. Runs the developer-owned CRM and attribution.

Track record · proven on the ground

Roatán Caribbean Living (Honduras) · a 50-acre multifamily community (Texas) · one-for-many platforms running in Puerto Rico (Cruise.plus, Retreats.plus, CrewPerk) · R0cketShip × Predictive Data intent targeting.

SCOPE: EIGHT FUNCTIONS

Brand and narrative · website, collateral and buyer materials · digital demand generation · luxury broker and referral program · previews, events and visits · lead response, qualification and pipeline · buyer feedback and market intelligence · closing coordination and community.

12-MONTH PLAN

Discovery (wks 1-4) → **Foundation & pre-launch** (mo 2-3) → **Launch** with VIP and broker previews (mo 3-5) → **Sales acceleration** (mo 6-9) → **Optimization** and next-phase waitlist (mo 10-12), mapped to the construction schedule.

SUCCESS PACKAGE

\$7,500 launch & setup · \$32,500/mo retainer · media & events \$7,500/mo (tier 1) or \$15,000/mo (tier 2), as needed and pre-approved · success fee 10% of total sales, paid quarterly, less retainers; any third-party agent or broker fees come out of the 10%. Structured with local counsel.

OUR COMMITMENTS

Developer owns its domain, website, CRM, ad accounts, analytics and data. Licensed brokers handle regulated brokerage. Every claim is sourced and counsel-approved. We report activity and outcomes separately and never promise a sales pace before the data supports one.

NEXT STEP

A 90-minute **discovery meeting** to confirm unit mix, pricing, release timing, broker of record, budget range and success-fee structure, followed by a hosted site visit and a scoped proposal.

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Representative imagery. Market source: NAR 2025 Profile of Home Buyers and Sellers. Not legal, tax or investment advice; no guarantee of sales, returns or tax treatment.