Creekside Collection

BY STONE BRIDGE HOMES NW

An Owner's Guide to Property Management

Provided by Sunriver Resort Vacation Properties
Updated September 8, 2026

The popularity of Caldera Springs as a vacation destination has never been stronger. Each year, more and more families, couples and other travelers discover how our community blends peaceful forest serenity with almost unlimited access to the many nearby amenities and attractions.

Below are a few key highlights of our vacation rental management program and an overview of rental requirements intended to help owners as they consider ownership of a Caldera Springs home.

THE CLUB AT SUNRIVER RESORT

In addition to the fantastic amenities available in Caldera Springs, with your ownership of a Sunriver Resort managed vacation rental, you become a member of The Club at Sunriver Resort where full Resort access, privileges, discounts, and concierge services make for an unforgettable stay every time that you use your home.

Caldera Springs Owners' Association Amenities

Available to all Caldera Springs owners and rental guests within the community

- Quarry pool and fitness center
- Tennis and pickleball courts
- Playgrounds, parks and paths

Caldera Springs Resort Exclusive Amenities

Available only to Caldera Springs owners and Sunriver Resort Vacation Properties rental guests in Caldera Springs

- The Forest House pool, fitness, and family game room
- Caldera Links Golf Course
- Lake House boats and bikes

Caldera Springs Resort Exclusive Amenities

Available only to Caldera Springs owners on the Sunriver Resort Vacation Properties rental guests in Caldera Springs

- The Forest House pool, fitness, and family game room
- Caldera Links Golf Course
- Lake House boats and bikes

Sunriver Resort Exclusive Amenities

Available only to Caldera Springs owners on the Sunriver Resort Vacation Properties program and Sunriver Resort Vacation Properties rental guests in Caldera Springs

- Crosswater Club, Golf and Dining (honored by Golf Digest as one of "America's Top 100 Courses")
- Meadows & Woodlands Golf
- The Spa at Sunriver Resort (Indoor Lap Pool, Hot Tub, Steam Room, Fitness Center, Pickleball Courts)
- The Cove Aquatic Center (indoor and outdoor pools, hot tubs, a two-story slide, a cafe and bar)
- Sunriver Resort Pickleball Courts
- Complimentary intra-resort transportation

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MANAGEMENT SERVICES

As the only rental management company with offices in Caldera Springs, we are the premier rental partner to look after your investment property.

MORE FROM YOUR INVESTMENT

– Delivering results is our top priority. Boasting more than 40 years of experience together with the largest selection of vacation properties in Caldera Springs, more owners entrust Sunriver Resort Vacation Properties with the management of their property than any other company.

– MORE REVENUE – In combination with Caldera Springs sought-after guest privileges, your home commands year-round occupancy from seasonal tourism and group bookings (conventions, corporate events, weddings, and family reunions) that only Sunriver Resort can deliver.

– POWERFUL AND EFFECTIVE MARKETING – Millions of dollars are invested each year to bring customers to Caldera Springs. The Resort marketing team executes an annual media strategy that includes television, print, web, email, radio, social media, and more.

– VISIBILITY ON TOP BOOKING SITES – integrated distribution across the leading booking sites makes your home highly visible to vacationers.

– ENGAGING LISTING – An online profile, featuring high-quality HD photography, presents your home in a highly engaging way, and produces more rental conversions.

– BOOKING MADE SIMPLE – A high-performance, user-friendly booking engine at www.calderasprings.com and www.sunriver-resort.com makes it easy for customers to rent your home.

– OPTIMIZED RATES – A team of dedicated revenue analysts, supported by industry-leading technology, applies a dynamic pricing strategy that optimizes rental rates throughout the year.

SERVICE THAT'S PERSONAL

Local and personal service awaits. Responsive, attentive, and reliable are values that Sunriver Resort upholds when providing high-quality care for you, your home, and our guests.

– DEDICATED PROPERTY MANAGER - assigned to manage your home, and your dedicated point of contact.

– ONLINE OWNERS PORTAL - comprehensive statements, real-time updates, and easy bookings.

– MONTHLY REPORTING - a clear picture of rental revenue and expenses.

– 24/7 ON-CALL SERVICE - front desk service available around the clock.

– CONCIERGE SERVICES - for assistance with anything from dinner reservations to canoe rentals.

– COMPLIMENTARY TRANSPORTATION - resort-wide convenience, including to/from Sunriver airport, for you and your family.

– DISCOUNTED SHUTTLE SERVICE TO MT. BACHELOR - Round-trip transportation to Mt. Bachelor ski resort during winter months.

UNMATCHED PROPERTY CARE

You have high expectations for the maintenance and care of your home, and so do we. The team at Sunriver Resort cares for your home in a fashion that is consistent with your expectations and pride of ownership, while enhancing the long-term value.

– PROFESSIONAL HOUSEKEEPING - cleanliness is the first thing you'll notice. Professional housekeepers ensure that proper attention is given to the details.

– QUALITY LINENS AND TOWELS - your home is furnished with quality linens and towels that are commercially laundered, making the cleaning process more efficient.

– HOME INSPECTIONS - scheduled on a regular basis, the frequency of inspections is increased during winter and periods of sustained low temperatures.

– PREVENTATIVE MAINTENANCE - a team of engineers perform regular maintenance to ensure your home remains in good repair.

For more details on our Property Management program, see the link to the comprehensive Homeowners Guide HERE.

A Proven Market for Vacation Rentals

The figures below offer a useful benchmark for how professionally managed vacation homes have performed across Caldera Springs.

PROPERTY TYPE & LOCATION	ANNUALIZED AVERAGE GROSS REVENUE						
CALDERA SPRINGS	2020	2021	2022	2023	2024	2025	6 YR HIGH
3 Bedroom Caldera Home	$43,864	$61,543	$65,171	$60,439	$59,325	$56,674	$62,221
4 Bedroom Caldera Home	$60,273	$90,659	$87,019	$82,891	$83,065	$81,047	$113,686
5 Bedroom Caldera Home	$85,465	$126,575	$125,085	$114,463	$96,935	$104,610	$151,434

PROVIDED BY SUNRIVER RESORT VACATION PROPERTIES

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The information provided is representative of the average results for each category. Revenue shown represents gross revenue averages; before expenses. Averages include some units that were on the rental program for less than a full year. Past performance is no guarantee of future results. Revenue for any individual property may be higher or lower than the average. The performance of any individual property is affected by market conditions, owner usage, property condition and many other factors. We would welcome the opportunity to provide property specific rental performance projections.

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