



MRMVR Enhances Reporting Framework for Overseas Property Owners in 2026

Redesigned owner statements, real-time portal access, and technology-assisted analysis give remote homeowners clearer visibility into property performance.

MIAMI, FL, UNITED STATES, September 14, 2026 /EINPresswire.com/ -- Miami Residences Management & Vacation Rental ([MRMVR](#)), a South Florida property management company specializing in vacation rentals and investment residences, has enhanced its owner reporting framework in 2026, giving domestic and overseas homeowners greater visibility into the

financial and operational [performance](#) of their properties. The enhanced framework combines real-time access through MRMVR's Guesty Owners Portal, redesigned monthly owner statements, reservation-level financial reporting, dynamic pricing data, automated guest-review monitoring, and property-level operational tracking.

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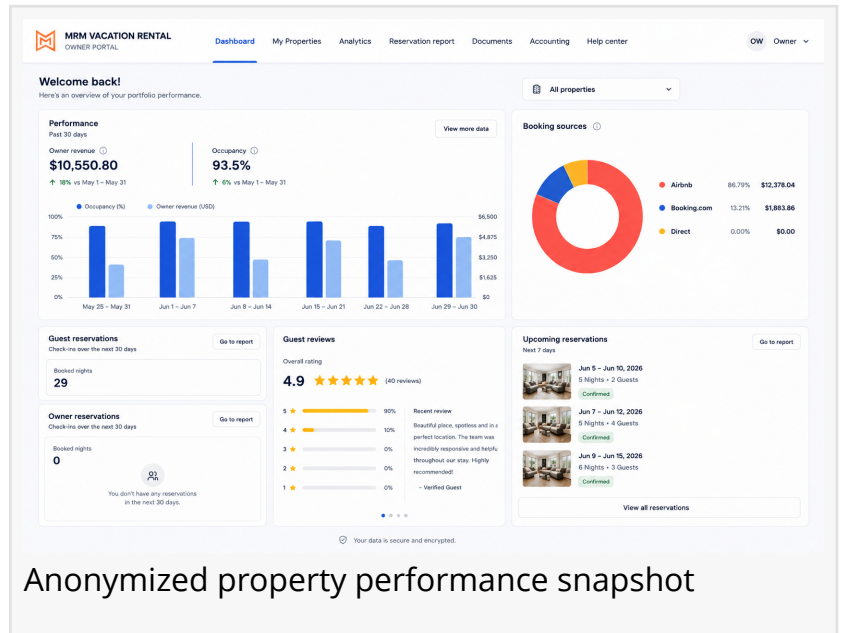
Remote ownership changes the relationship an owner has with information. We have been working extensively to make that visibility more immediate and easier to understand.”

Xavier Doe

For MRMVR, the objective is not simply to provide homeowners with more data. It is to make that information easier to understand, more accessible from a distance, and more useful when owners need to make decisions about their properties, building trust and confidence in their management choices.

“Remote ownership changes the relationship an owner has with information,” said Xavier Doe, Co-Founder and Chief

Operating Officer of MRMVR. “If you cannot physically visit the property whenever you want, you need a clear picture of what is happening financially and operationally without having to chase information across different platforms. We have been working to make that visibility more immediate and easier to understand.”



Anonymized property performance snapshot

MRMVR currently manages approximately 80 properties across Miami-Dade and Broward counties, including urban condominiums and single-family pool homes. With homeowners based both in the United States and overseas, the company says accessibility and transparency have increasingly shaped how it develops its reporting systems.

Three Levels of Visibility for Remote Owners

MRMVR's enhanced approach gives homeowners visibility at three levels: current property performance, monthly financial performance, and individual reservation economics. Through the Guesty Owners Portal, homeowners can access current reservations, calendars, revenue information, and owner-use blocks from anywhere in the world.

1. Dashboard views allow owners to monitor occupancy, booking-source contribution, upcoming reservations, and guest-review activity, while analytics provide a longer-term view of property performance.
2. At the monthly level, MRMVR's redesigned 2026 statements summarize key performance indicators before breaking down the underlying activity.
3. At the individual reservation level, owners can see how each stay contributes to overall performance, including booking-channel information, stay duration, payout, cleaning costs, channel commissions, and resulting net income.

This layered approach is intended to answer three different questions for an owner: What is happening now? How did the property perform this month? And how did individual reservations contribute to that result?



Xavier Doe



Andres Bustamante

Showing the Numbers Behind Property Performance

The redesigned owner statement introduced in 2026 is one of the most visible changes to MRMVR's reporting framework. Rather than relying on raw system exports, the branded monthly report begins with a concise KPI summary covering net owner revenue, gross revenue, occupancy, and nights rented. It then provides reservation-level activity, followed by a monthly summary and itemized expenses and deductions.

An anonymized July 2026 statement for one MRMVR-managed Miami Beach residence demonstrates how this reporting works in practice. During the month, the property recorded:

1. 93.5% occupancy
2. 29 rented nights
3. Five completed bookings
4. An average stay of 5.8 nights
6. Approximately 70% of gross revenue retained as net owner revenue after the expenses and deductions documented in the statement

The report separately accounted for cleaning costs, management fees, applicable resort taxes, and a property maintenance expense, allowing the [homeowner](#) to see how each category contributed to the final result. This example represents one property during one reporting period and is not intended to indicate guaranteed or portfolio-wide performance. Instead, it demonstrates how MRMVR's reporting framework moves from top-level performance indicators into the underlying financial and operational details, aligning with industry best practices for transparency and accuracy.



Kevin Ducros



MRMVR Brand Logo

“Giving an owner a final number without showing how we arrived there isn't enough,” said Xavier Doe, Co-Founder and Chief Operating Officer of MRMVR. “The redesigned statement is meant to

make the path visible - what the property generated, what costs applied, and how those factors ultimately shaped the owner's result."

MRMVR also provides guidance explaining reservation-level terminology, including total payout, cleaning fare, channel commission, net income, management commission, and final owner revenue, helping owners interpret the information consistently from one reservation to another.

Real-Time Access Between Reporting Cycles

Formal owner statements are issued monthly, but MRMVR's reporting approach is not limited to a month-end document. Through the Guesty Owners Portal, homeowners can log in remotely to review current reservation and performance information as it develops. This real-time access helps overseas owners stay connected and engaged, reducing uncertainty and enhancing their confidence in property management.

This is particularly relevant for owners living overseas, where time-zone differences and physical distance can make routine oversight more complicated. "An international homeowner shouldn't have to wait until the end of the month just to know whether the property is occupied or what reservations are coming up," said Kevin Ducros, Co-Founder and Chief Executive Officer of MRMVR. "The portal gives them visibility when they want it, while our monthly reporting provides the deeper financial context."

Payout arrangements can also vary based on owner preference. Owners receive OTA payouts directly and are separately invoiced for MRMVR's management fee. The company says supporting all arrangements allows the financial structure to be adapted to the homeowner rather than requiring every owner to follow the same model.

Moving From Reporting to Decision Support

MRMVR's 2026 enhancements extend beyond explaining what has already happened. The company has rolled out dynamic pricing across its managed portfolio to support demand-based rate optimization and more responsive calendar management. The system supports strategies including gap-night discounts, minimum-stay adjustments around orphan gaps, last-minute pricing, and demand-based rate changes.

MRMVR also develops revenue pro formas and underwriting reports using market data. These can support owners evaluating property performance or potential acquisitions and, according to the company, have also been used as supporting materials for bank presentations. This introduces another layer to MRMVR's reporting philosophy: using data not only to document historical performance but also to support future decisions.

“A report should help create the next conversation,” Doe said. “Understanding last month's performance matters, but owners also want to know what the information is telling us about pricing, availability, expenses, or the property's wider potential.”

Connecting Guest Experience With Owner Performance

Another 2026 enhancement is MRMVR's automated Airbnb ratings-tracking system, which synchronizes review data from Guesty every two weeks. The internal dashboard lets MRMVR monitor guest-review performance by property and identify patterns that may need attention. This connects financial performance with the guest experience.

A change in ratings, recurring feedback, or repeated guest concerns can provide operational context that revenue figures alone may not reveal. For owners, guest-review visibility can therefore help explain not just how a property is performing financially, but how it is being experienced by the people staying there.

MRMVR is also using AI to support guest messaging, troubleshooting workflows, and upsell opportunities, including early check-in and late check-out. AI-assisted analysis is also used internally for market information, owner statements, and investment snapshots. The company says automation is intended to surface information faster and reduce repetitive work, not replace human oversight. “Technology is useful when it helps us identify something earlier or communicate more efficiently,” Doe said. “The decision-making and accountability still sit with the team.”

Bringing Operational Activity Into the Same Picture

For a homeowner managing a property from another country, revenue is only one part of the story. Maintenance, housekeeping, inspections, expenses, and owner charges can have an equally important impact on the property's condition and long-term performance. MRMVR centrally logs maintenance items, expenses, and owner charges so they can be documented and reflected within owner reporting. Cleaning operations currently run through Breezeway with task-level tracking, while MRMVR's operations team coordinates maintenance and property-level issues. Owners are also kept informed through dedicated WhatsApp communication for repairs, inspections, and matters affecting their units.

“Financial visibility has to connect with what is actually happening inside the property,” said Andres Bustamante, Director of Operations at MRMVR. “If there is a repair, an inspection issue, or an expense, the owner needs to know what happened and why. The systems help us document that activity, while direct communication gives owners the context behind it.”

This combination of technology and human communication is deliberate. MRMVR does not position the portal as a replacement for its management team. Instead, the company sees technology as a way to give owners independent access to information while retaining direct communication when explanation or action is required.

Addressing the Wider Challenges of Overseas Ownership

For international homeowners, MRMVR's reporting framework sits within a broader approach to remote property ownership. The company also offers a Foreign Owner Package that can include support around ITIN assistance, FIRPTA requirements, and annual filings, creating a more centralized point of contact for overseas investors navigating U.S. property ownership.

MRMVR says international homeowners often value three aspects of its model: real-time portal access, transparent net remittances, and the ability to stay informed without getting involved in day-to-day property operations. That distinction is important to the company's boutique management philosophy. "Our clients don't want less information because they live overseas - they often need more clarity because they cannot be here themselves," Ducros said. "Our role is to give them that visibility while still taking the day-to-day management off their plate." The enhanced reporting framework also builds upon MRMVR's broader international outreach in 2026, including initiatives aimed at supporting Spanish- and French-speaking property owners interested in South Florida.

More Automation Planned for Late 2026 and 2027

MRMVR expects its reporting and operational infrastructure to continue evolving through the remainder of 2026 and into 2027. Planned initiatives include further automation of ratings synchronization and expense logging, with the objective of moving additional information into owner reporting workflows more efficiently. The company also plans to adopt ops for housekeeping management, including per-property labor-cost tracking.

These developments are intended to provide increasingly detailed visibility into the operational side of individual properties, complementing existing revenue, reservation, and occupancy reporting. MRMVR is separately working on a broader rebrand of its guest-facing experience and developing curated in-property interior kits designed to improve guest communication and support during stays while encouraging guest satisfaction, repeat stays, and direct bookings. As these systems evolve, MRMVR says the guiding principle will remain relatively simple: technology should reduce the information gap between the property and its owner.

"Good reporting should make remote ownership feel simpler, not more complicated," Ducros said. "An owner should be able to understand the numbers, see what is happening with the property and know that there is a team available when they need context or support." For

MRMVR, that combination of visibility and accessibility is becoming an increasingly important part of what professional property management looks like for owners who may be hundreds or thousands of miles away.

About MRMVR

Miami Residences Management & Vacation Rental (MRMVR) is a South Florida property management company specializing in vacation rentals, investment residences, and hospitality-focused homeowner services. Founded in 2017, MRMVR currently manages approximately 80 properties across Miami-Dade and Broward counties, including urban condominiums and single-family pool homes.

The company supports domestic and international homeowners through personalized property management, real-time owner visibility, multilingual communication, technology-enabled operations, and hospitality-focused guest services.

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