Pacaso

The modern way to buy and own a second home

Introducing Pacaso

Experience an easier way to buy, sell and own a second home. We've replaced the decades-old practice of DIY co-ownership with fully managed LLC co-ownership, ongoing professional property management and a smart scheduling system to make owning a second home more enjoyable and less expensive.

Founded by former Zillow executives, Pacaso operates in top second home destinations across the U.S. with plans to expand internationally.

Less cost, less hassle

Home operating expenses are shared pro rata and passed along to owners at cost. The estimated owner expenses below are based on a home priced at $250,000 for ⅛ ownership.

Operating expenses	Whole home	⅛ ownership
Taxes	$27,356	$3,420
Cleaning	$21,200	$2,650
Property management	$20,400	$2,550
Maintenance (i)	$19,280	$2,410
Utilities	$16,380	$2,048
Pacaso management fee	$9,504	$1,188
Insurance	$7,500	$938
Annual total	**$127,820**	**$15,978**
Monthly contribution	**$10,652**	**$1,331**

(i) Includes preventative (e.g., new roof), recurring (e.g., landscaping) and ad hoc maintenance (e.g., misc. repairs).

Benefits of co-ownership

An amazing second home for ⅛ the cost

Pacaso is true real estate property ownership, not a timeshare, for dramatically less cost than owning a whole home. Buyers purchase ownership interest in a single-family home and enjoy ongoing access to the property throughout the year.

Own what you'll (actually) use

There are nearly 10 million second homes in the U.S., and most sit empty 10-11 months a year. This underutilization is costly and wasteful. With Pacaso, you purchase the amount of ownership that fits your personal usage needs, so you can maximize your time at your home while spending far less than you would on a whole home. Purchasing ⅛ ownership gives you 44+ nights per year in your Pacaso — that's more than 6 weeks of relaxation in your second home!

Fully managed owner experience

Co-ownership with Pacaso means you can enjoy all the benefits of a second home without the hassles. Pacaso takes care of all the details, starting with professional interior design, modern furnishings and smart home features, and provides ongoing property management, maintenance and bill payment, including taxes and insurance. Just choose when to stay using our scheduling app, show up, and enjoy your second home.

As featured in

THE WALL STREET JOURNAL.

Contact & information

sales@pacaso.com | pacaso.com