The Innkeeper Agency

FOR INDEPENDENT MOTELS, INNS, LODGES AND CABINS

More booked nights, at better prices. You pay only when revenue grows.

We take over your pricing, your online listings and your booking website. You keep running your place the way you always have.

WHAT WE DO

Smarter pricing

Nightly rates set by season, day of the week and local events, so busy nights earn more and slow nights fill.

Better listings

Fresh photos and complete, accurate pages on Google, Booking.com, Expedia and Airbnb.

Direct bookings

A simple website of your own where guests check dates and book, with no commission to a booking site.

Found by AI

Travelers now ask ChatGPT, Claude and Google's AI where to stay. We make sure you are one of the answers.

A REAL EXAMPLE

One independent motel in the Eastern Sierra, on a June Saturday



Same guest ratings, $16 to $27 less a night. Its own website said "under construction", and an AI assistant could not find it. Lowest prices shown by Google's hotel search, checked November 2026.

WHY IT IS AN EASY YES

- **Nothing up front.** No setup fee and no monthly retainer.
- **Paid only on growth.** We earn 25 percent of the increase in your room revenue. If it does not grow, you owe nothing.
- **Measured on your own numbers.** The occupancy tax returns you already file, against the same months last year.
- **You stay in control.** Your guests, staff, bank accounts, website and listings all stay yours.

HOW IT WORKS

1 A free look
We send one page comparing your rates and listings with three places nearby.

2 A fifteen-minute call
You tell us how you set rates today. We tell you what we would change.

3 A twelve-month pilot
We do the work and report each month. You watch the numbers on your own returns.



Adam Mealey, founder

I owned and ran boutique lodging in California mountain towns. Now I do the same pricing and listing work for independent owners.

Ask for your free look

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