

BELLA VIDA – TH 3 BDS



Avg Year Occupancy (%)	70%
Avg Daily Rate (ADR)	121,82
Nr Bedrooms	3
Nr Bathrooms	2

Annual Income (Receita Anual)			\$30,930.75
Expenses (Despesas)			\$13,392.00
Expenses Break Down			
Utilities	\$5.592,00	Water / Electricity / Gas / Cable / Pest Control / Pool Cleaning	Y E A R L Y
HOA	\$6.000,00	Paid Monthly	
PM (USD 150)	\$1.800,00	Property Management Fee	
Commission Fee (20%)	\$6.186,15	Paid per booking	
Liability Insurance	\$220.00	USD IMM Liability coverage	
Initial Setup	\$860.00	Licenses / Photos / Signs	
Insurances	--	Include Mortgage	
Property Tax	--	Include Mortgage	
Yearly Profit			\$11,352.60
Monthly Profit			\$946.05

ONE VACATION HOME: Sales, market analysis and owner statements examples.

DISTRIBUTION CHANNELS

HOME MARKET STRATEGIC ANALYSIS

1596 MC CHAMPIONS GATE

OWNER YEAR ANALYSIS

Average Property Details (Annual)

Rent Revenue	\$43,175	Comp Criteria	Bedrooms: 6
Average Daily Rate	\$162	Unit Type(s):	House
Average Stay Revenue	\$635	No Owner Nights Revenue:	\$44,636
Days Booked in Advance	127		
Guest Nights Booked	266		
Owner Nights	9		
Owner Nights Lost Opportunity	\$1,461		

MARKET DATA BASE COMPARISON



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