

# CHAMPIONS GATE – TH 4 BDS



Avg Year Occupancy (%)	<b>70%</b>
Avg Daily Rate (ADR)	<b>183,29</b>
Nr Bedrooms	<b>4</b>
Nr Bathrooms	<b>3</b>

Annual Income (Receita Anual)			<b>\$46,538.00</b>
Expenses (Despesas)			<b>\$12,696.00</b>
Expenses Break Down			
Utilities	<b>\$4.896.00</b>	Water / Electricity / Gas / Cable / Pest Control / Pool Cleaning	Y E A R L Y
HOA	<b>\$6.000.00</b>	Paid Monthly	
PM (USD 150)	<b>\$1.800.00</b>	Property Management Fee	
Commission Fee (20%)	<b>\$9.307.60</b>	Paid per booking	
Liability Insurance	<b>\$220.00</b>	USD IMM Liability coverage	
Initial Setup	<b>\$860.00</b>	Licenses / Photos / Signs	
Insurances	--	Include Mortgage	
Property Tax	--	Include Mortgage	
Yearly Profit			<b>\$24.534.40</b>
Monthly Profit			<b>\$ 2.044.53</b>

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

### DISTRIBUTION CHANNELS

### HOME MARKET STRATEGIC ANALYSIS

1596 MC CHAMPIONS GATE

### OWNER YEAR ANALYSIS

<b>Average Property Details (Annual)</b>	<b>Comp Criteria</b>
Rent Revenue: \$43,175	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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