

# COMPASS BAY – TH 4 BDS



Avg Year Occupancy (%)	<b>70%</b>
Avg Daily Rate (ADR)	<b>152,50</b>
Nr Bedrooms	<b>4</b>
Nr Bathrooms	<b>3</b>

Annual Income (Receita Anual)			<b>\$38,720.80</b>
Expenses (Despesas)			<b>\$14,256.00</b>
Expenses Break Down			
Utilities	<b>\$6.456,00</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>\$7.744.16</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>\$16,720.64</b>
Monthly Profit			<b>\$1,393.39</b>

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

### DISTRIBUTION CHANNELS

### HOME MARKET STRATEGIC ANALYSIS

1596 MC CHAMPIONS GATE  
1596 MAIDSTONE CT, Doverport  
Listing Status: Not updated October 20, 2020

RECENT BOOKINGS

Booking date	Arrival date	ADR	Nights
Nov 1, 2020	Mar 13, 2021	\$246	7
Oct 22, 2020	Nov 24, 2020	\$190	5
Oct 20, 2020	Dec 27, 2020	\$307	21
Oct 19, 2020	Dec 4, 2020	\$188	8
Oct 19, 2020	Nov 13, 2020	\$105	4
Oct 17, 2020	Oct 29, 2020	\$105	4
Oct 15, 2020	Oct 18, 2020	\$170	5
Oct 15, 2020	Mar 23, 2021	\$284	7
Oct 5, 2020	Jun 26, 2021	\$307	7
Sep 27, 2020	Sep 30, 2020	\$161	12

TOP BEYOND PRICING BOOKINGS

Arrival date	ADR	Nights	ADR Revenue
Dec 26, 2019	\$454	7	+\$2,001
Dec 21, 2019	\$442	7	+\$1,967
Apr 21, 2019	\$417	4	+\$1,024
Mar 23, 2021	\$284	7	+\$861
Mar 24, 2019	\$252	4	+\$364

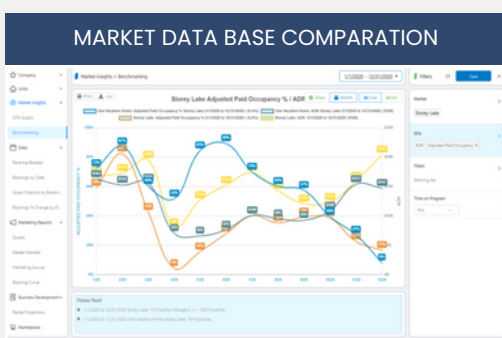
### OWNER YEAR ANALYSIS

Average Property Details (Annual)

Rent Revenue	\$43,175
Average Daily Rate	\$162
Average Stay Revenue	\$635
Days Booked in Advance	127
Guest Nights Booked	266
Owner Nights	9
Owner Nights Lost Opportunity	\$1,461

Comp Criteria

Bedrooms:	6
Unit Type(s):	House
No Owner Nights Revenue:	\$44,636



Edney Souza  
ONE VACATION HOME

+1 (407) 232-1560

edney@onevacationhome.com

onevacationhome.com