

FESTIVAL - TH 4 BDS



Avg Year Occupancy (%)	70%
Avg Daily Rate (ADR)	170,76
Nr Bedrooms	4
Nr Bathrooms	4



Annual Income (Receita Anual)	\$43,355.20		
Expenses (Despesas)	\$12,696.00		
Expenses Break Down			
Utilities	\$4.896,00	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%)	\$8.671.04	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	\$21,988.16		
Monthly Profit	\$1,832.35		

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

DISTRIBUTION CHANNELS

HOME MARKET STRATEGIC ANALYSIS

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

RECENT BOOKINGS

Booking date	Arrival date	ADR	Nights
Nov 1, 2020	Mar 13, 2021	\$244	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	\$264	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	\$264	7	+\$681
Mar 24, 2019	\$252	4	+\$364

MARKET DATA CHARTS: OCCUPANCY, AVERAGE DAILY RATE, REVENUE BY STAY DATE, MAXIMUM DAILY RATE

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

Average Rent Revenue by Month

Paid Guest Nights

MARKET DATA BASE COMPARISON



Edney Souza
ONE VACATION HOME

+1 (407) 232-1560

edney@onevacationhome.com

onevacationhome.com