

# HIDDEN FOREST – TH 4 BDS



Avg Year Occupancy (%)	<b>70%</b>
Avg Daily Rate (ADR)	<b>178,87</b>
Nr Bedrooms	<b>4</b>
Nr Bathrooms	<b>3</b>

Annual Income (Receita Anual)			<b>\$45,416.20</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>\$9.083.24</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>\$22,076.96</b>
Monthly Profit			<b>\$1,839.75</b>

## 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)	Comp Criteria
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

### Average Rent Revenue by Month

Month	Average Rent Revenue
Jan	\$3,892
Feb	\$3,703
Mar	\$4,427
Apr	\$5,971
May	\$3,281
Jun	\$4,488
Jul	\$4,162
Aug	\$2,168
Sep	\$1,990
Oct	\$3,112
Nov	\$3,824
Dec	\$3,823

### Paid Guest Nights

Month	Paid Guest Nights
Jan	28
Feb	28
Mar	26
Apr	25
May	27
Jun	26
Jul	26
Aug	15
Sep	14
Oct	18
Nov	23
Dec	13



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