

# SEVEN DARFS - TH 4 BDS



Avg Year Occupancy (%)	<b>70%</b>
Avg Daily Rate (ADR)	<b>169,43</b>
Nr Bedrooms	<b>4</b>
Nr Bathrooms	<b>3</b>

Annual Income (Receita Anual)			<b>\$43,019.00</b>
Expenses (Despesas)			<b>\$13,176.00</b>
Expenses Break Down			
Utilities	<b>\$5.376,00</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>\$8.603.80</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>\$21,239.20</b>
Monthly Profit			<b>\$1,769.93</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)

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

