

SOLARA - TH 4 BDS



Avg Year Occupancy (%)	70%
Avg Daily Rate (ADR)	183,29
Nr Bedrooms	4
Nr Bathrooms	4

Annual Income (Receita Anual)			\$46,538.00
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%)	\$9.307,60	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			\$24,534.40
Monthly Profit			\$2,044.53

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

DISTRIBUTION CHANNELS

HOME MARKET STRATEGIC ANALYSIS

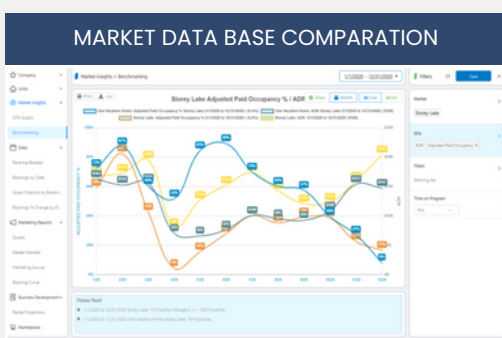
1596 MC CHAMPIONS GATE

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	\$118	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	\$207	7
Sep 27, 2020	Sep 30, 2020	\$161	12

OWNER YEAR ANALYSIS

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



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