

# RENTAL PROJECTION



## ONE BEACH STREET

BUILDING A- 1BR

data by:



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Airbnb Data and Analytics

Call, Malecón 1, Zona Romántica, Amapas, 48380 Puerto Vallarta,...

Search

1 Bedroom

1 Bathroom

2 Guests

Update



Annual Revenue ⓘ

**\$34.4K**

Average Daily Rate ⓘ

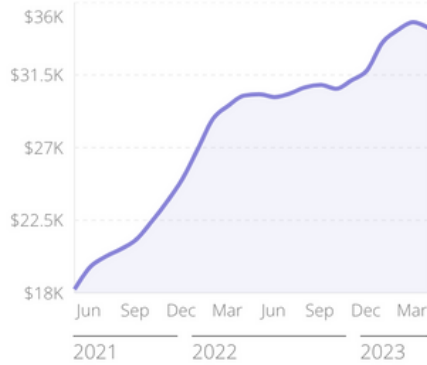
**\$136**

Occupancy Rate ⓘ

**69%**

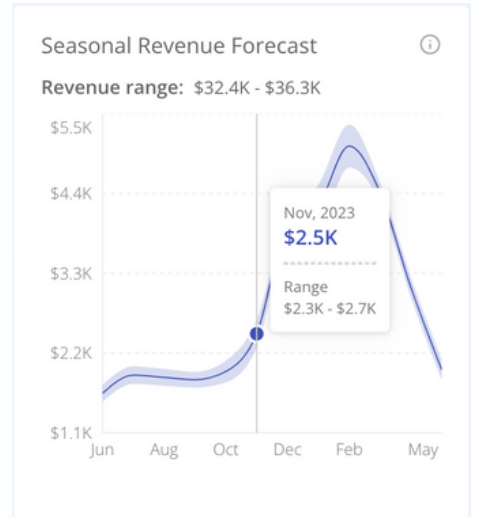
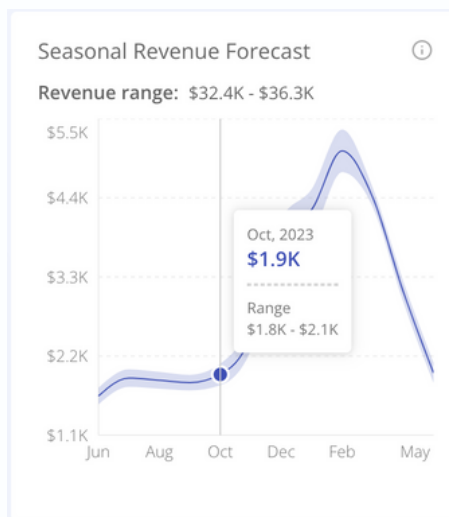
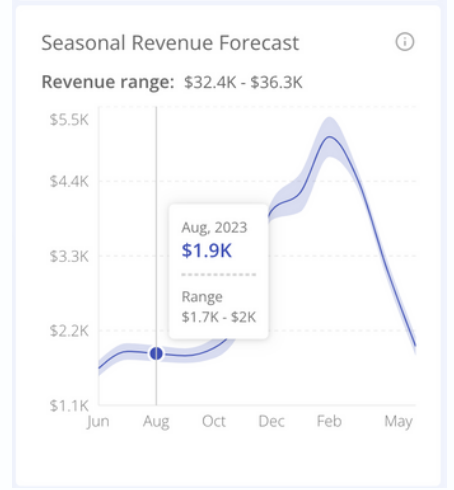
Rentalizer Estimate ⓘ

**\$34.4K** ▼ 1% MoM ▲ 13.9% YoY



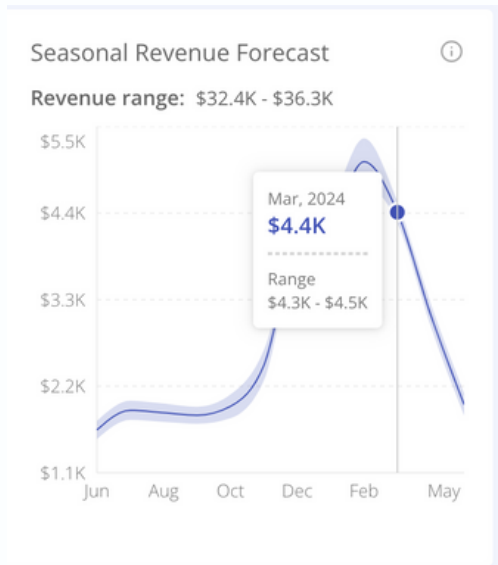
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RETAIL PROJECTION ESTIMATE						
ONE BEACH STREET BUILDING A - 1BR						
All numbers are in USD		Daily Rates				
High Low	\$ 137.00	USD				
Super Prime	\$ 227.00	USD				
Prime	\$ 157.00	USD				
Holidays are 100% occupied						
May 22nd to November 6th	\$ 3,836.00	USD	50 %			
Dec 4 to Jan 2	\$ 6,356.00	USD	100 %	AVERAGE OCCUPANCY RATE		70 %
January 30 to Mar 27	\$ 6,356.00	USD	100 %			
Mar 27 to May 22	\$ 4,396.00	USD	83 %	TOTAL NIGHTS BOOKED		254
Total Gross Income projected	\$ 6,356.00	\$ 4,396.00	\$ 3,836.00			
ANNUAL EXPENSES IN USD:						
	USD	USD	USD			
HOA Association Fee	\$ 581.00	\$ 581.00	\$ 581.00			
Telephone						
TV & Internet						
Repairs / Replacement / Miscellaneous						
Electricity						
Annual Property Tax						
Annual Trust Adm. Fee						
Propane Gas						
Lawn / Pool / Maid						
Water						
Property Management						
Security Monitoring and Service	\$ -	\$ -	\$ -			
Elevator service	\$ -	\$ -	\$ -			
Total	\$ 581.00	\$ 581.00	\$ 581.00			
NET Income	\$ 5,775.00	\$ 3,815.00	\$ 3,255.00			
		Total cost of operation	\$ 20.75	USD / per day		

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## SUPER PRIME- CASH FLOW ANALYSIS

Property Tax Rate Lookup	
Avg Daily Rate (ADR)	\$ 227
Available Nights/Year	28
Occupancy Rate	100%
Total Nights Booked	28
Purchase Price	\$53,200
Down Payment %	0%
Construction/Reserve Costs	\$ -
Management	
Monthly HOA	\$ -
Mortgage	
Property Tax Rate	0.05%
Interest Rate (if applicable)	
Loan Term (months)	
Monthly Cap Ex Allowance	0
Homeowners Insurance	\$0
Gross Rental Income	\$ 6,356

ANNUAL EXPENSES IN USD:		USD
HOA Association Fee	\$	581.00
Telephone	\$	-
TV & Internet		
Repairs / Replacement / Miscellaneous	\$	-
Electricity		
Annual Property Tax		
Annual Trust Adm. Fee		
Propane Gas	\$	-
Lawn / Pool / Maid		
Water	\$	-
Property Management		
Security Monitoring and Service	\$	-
Elevator service	\$	-
<b>Total</b>	<b>\$</b>	<b>581.00</b>
<b>NOI</b>	<b>\$</b>	<b>5,775.00</b>
<b>Cash After Debt</b>	<b>\$</b>	<b>5,775</b>

Total Acquisition Cost	\$53,200
CapRate	10.9%
Year 1 Cash on Cash (w/ rehab)	10.9%
Stabilized Cash Flow After Debt	\$5,775
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	
Operating Expense Ratio	18%

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## PRIME - CASH FLOW ANALYSIS

<b>Property Tax Rate Lookup</b>	
Avg Daily Rate (ADR)	\$ 157
Available Nights/Year	28
Occupancy Rate	83%
Total Nights Booked	23
Purchase Price	\$47,400
Down Payment %	0%
Construction/Reserve Costs	\$ -
Management	
Monthly HOA	\$ -
Mortgage	
Property Tax Rate	0.05%
Interest Rate (if applicable)	
Loan Term (months)	
Monthly Cap Ex Allowance	0
Homeowners Insurance	\$0
Gross Rental Income	\$ 4,396
<b>ANNUAL EXPENSES IN USD: USD</b>	
HOA Association Fee	\$ 581.00
Telephone	\$ -
TV & Internet	
Repairs / Replacement / Miscellaneous	\$ -
Electricity	
Annual Property Tax	
Annual Trust Adm. Fee	
Propane Gas	\$ -
Lawn / Pool / Maid	
Water	\$ -
Property Management	
Security Monitoring and Service	\$ -
Elevator service	\$ -
<b>Total</b>	<b>\$ 581.00</b>
<b>NOI</b>	<b>\$ 3,815.00</b>
<b>Cash After Debt</b>	<b>\$3,815</b>

Total Acquisition Cost	▼	\$47,400
CapRate	▼	8.0%
Year 1 Cash on Cash (w/ rehab)	▼	8.0%
Stabilized Cash Flow After Debt	▼	\$3,815
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	▼	
Operating Expense Ratio	▼	26%

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## HIGH LOW - CASH FLOW ANALYSIS

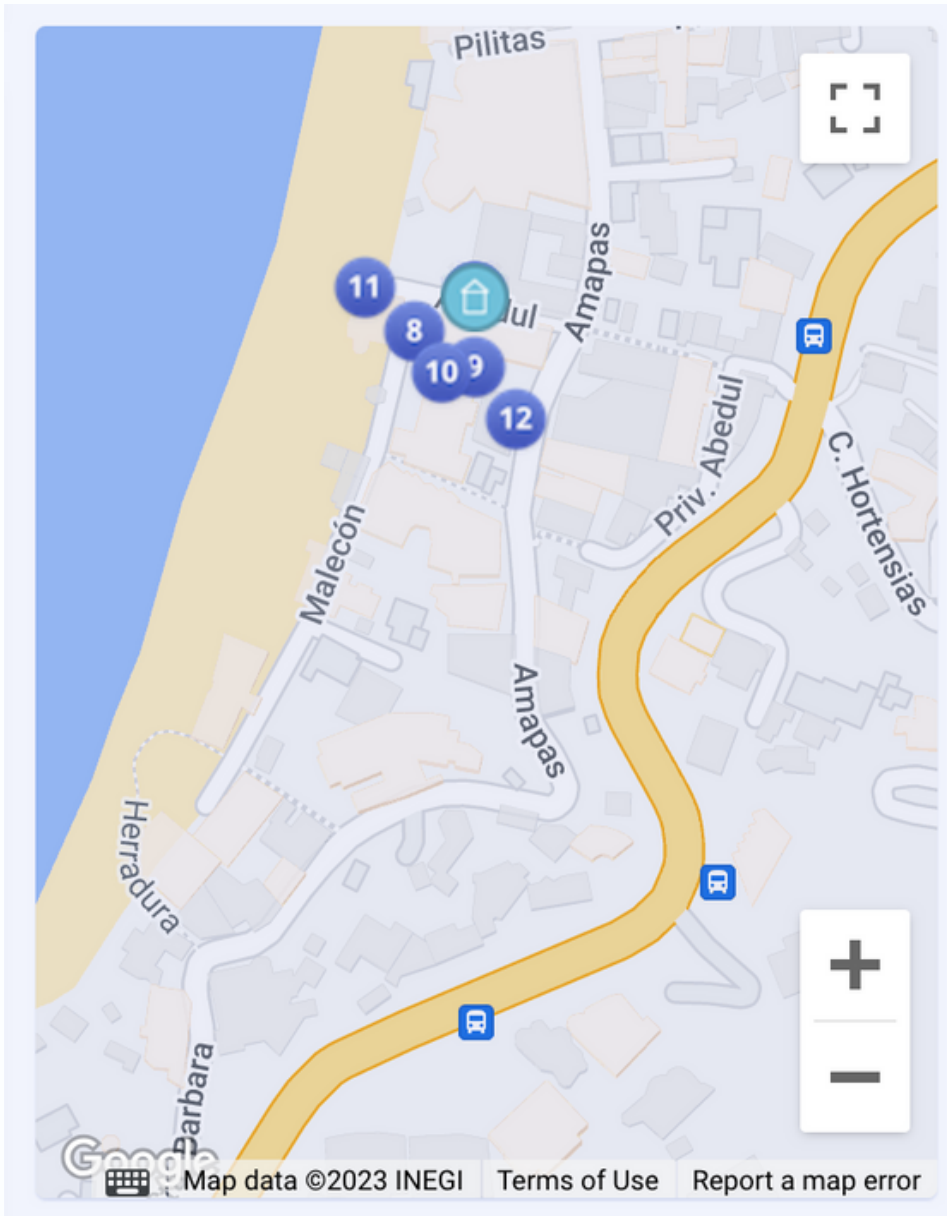
Property Tax Rate Lookup	
Avg Daily Rate (ADR)	\$ 137
Available Nights/Year	28
Occupancy Rate	50%
Total Nights Booked	14
Purchase Price	\$35,800
Down Payment %	0%
Construction/Reserve Costs	\$ -
Management	
Monthly HOA	\$ -
Mortgage	
Property Tax Rate	0.05%
Interest Rate (if applicable)	
Loan Term (months)	
Monthly Cap Ex Allowance	0
Homeowners Insurance	\$0
Gross Rental Income	\$ 3,836
<b>ANNUAL EXPENSES IN USD: USD</b>	
HOA Association Fee	\$ 581.00
Telephone	\$ -
TV & Internet	
Repairs / Replacement / Miscellaneous	\$ -
Electricity	
Annual Property Tax	
Annual Trust Adm. Fee	
Propane Gas	\$ -
Lawn / Pool / Maid	
Water	\$ -
Property Management	
Security Monitoring and Service	\$ -
Elevator service	\$ -
Total	\$ 581.00
NOI	\$ 3,255.00
Cash After Debt	\$3,255

Total Acquisition Cost	\$35,800
CapRate	9.1%
Year 1 Cash on Cash (w/ rehab)	9.1%
Stabilized Cash Flow After Debt	\$3,255
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	
Operating Expense Ratio	30%

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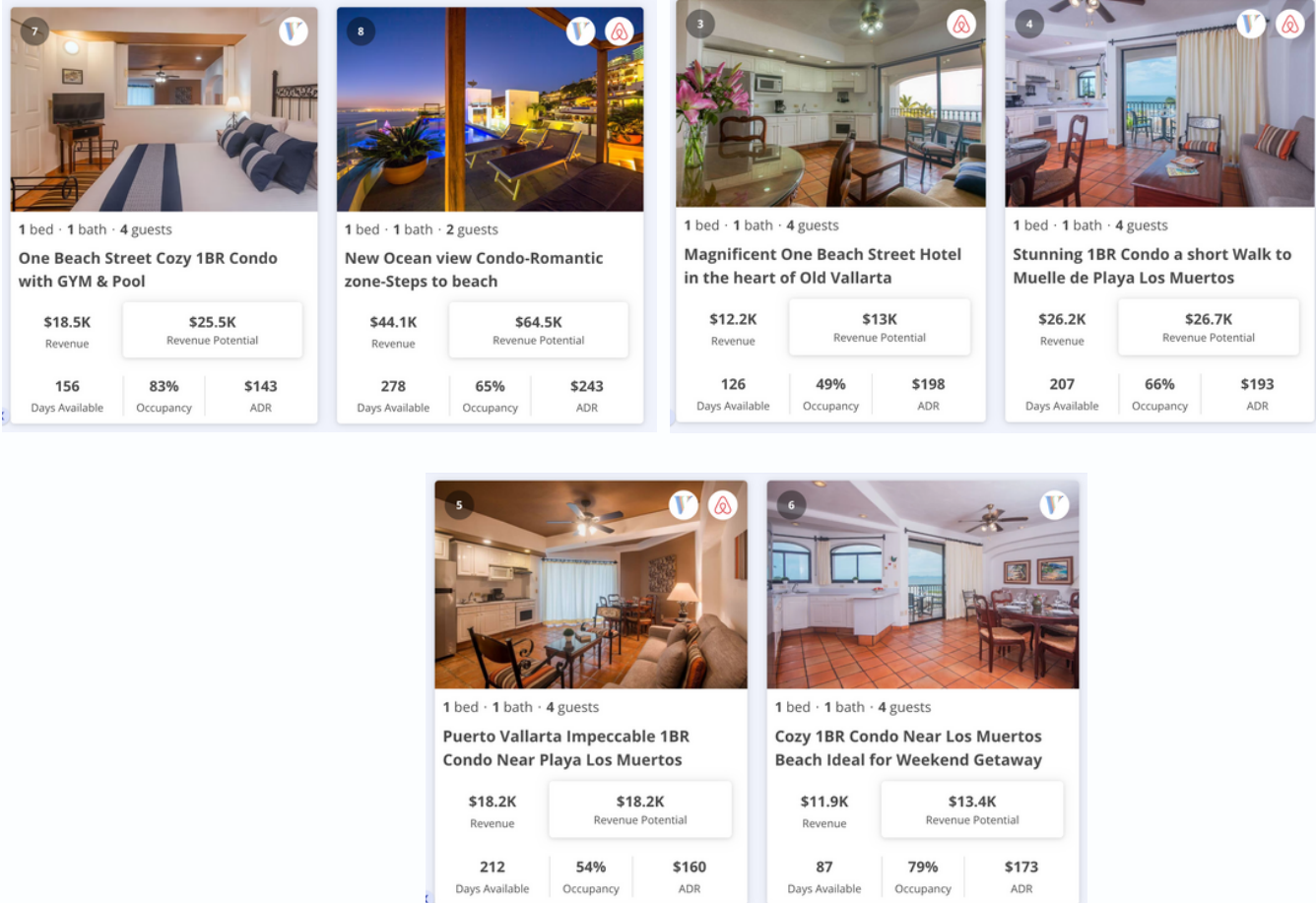




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# REAL COMPARABLES



\*Comparables are based on current rentals with reviews and similar amenities in the area

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