

RENTAL PROJECTION



ONE BEACH STREET

BUILDING B - 2 BR

data by:



AIRDNA
Airbnb Data and Analytics

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

Search

2 Bedrooms

2 Bathrooms

4 Guests

Update



Annual Revenue ⓘ

\$49.3K

Average Daily Rate ⓘ

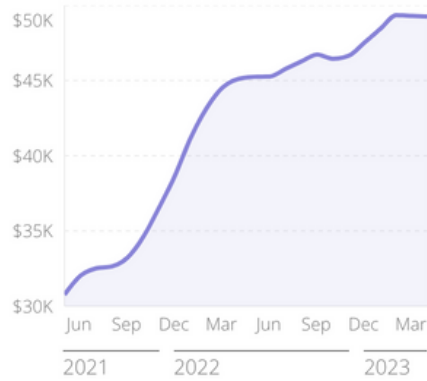
\$194

Occupancy Rate ⓘ

70%

Rentalizer Estimate ⓘ

\$49.3K ▼ 0.1% MoM ▲ 9.2% YoY



data by:



AIRDNA
Airbnb Data and Analytics

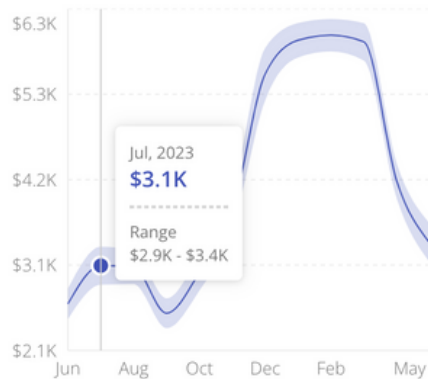
Seasonal Revenue Forecast

Revenue range: \$46.6K - \$51.9K



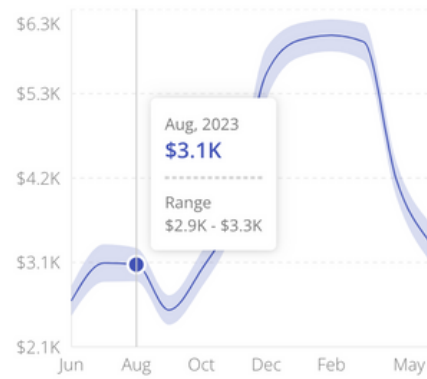
Seasonal Revenue Forecast

Revenue range: \$46.6K - \$51.9K



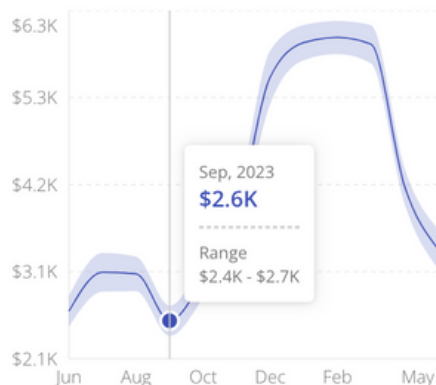
Seasonal Revenue Forecast

Revenue range: \$46.6K - \$51.9K



Seasonal Revenue Forecast

Revenue range: \$46.6K - \$51.9K



Seasonal Revenue Forecast

Revenue range: \$46.6K - \$51.9K



Seasonal Revenue Forecast

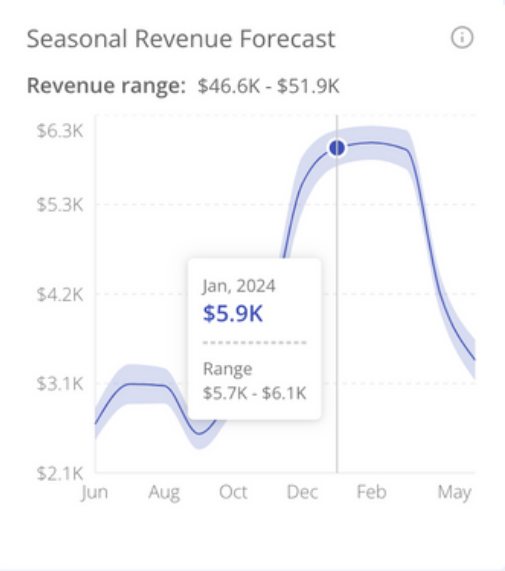
Revenue range: \$46.6K - \$51.9K



data by:



AIRDNA
Airbnb Data and Analytics



data by:



RETAIL PROJECTION ESTIMATE

ONE BEACH STREET / BUILDING B-2BR

All numbers are in USD		Daily Rates			
High Low	\$ 129.00	USD			
Super Prime	\$ 263.00	USD	Average		
Prime	\$ 170.00	USD	\$187.33		
Holidays are 100% occupied					
May 22nd to November 6th	\$ 3,612.00	USD	50 %		
Dec 4 to Jan 2	\$ 7,364.00	USD	100 %	AVERAGE OCCUPANCY RATE	70 %
January 30 to Mar 27	\$ 7,364.00	USD	100 %		
Mar 27 to May 22	\$ 4,760.00	USD	83 %	TOTAL NIGHTS BOOKED	254
Total Gross Income projected	\$ 7,364.00	\$ 4,760.00	\$ 3,612.00		
ANNUAL EXPENSES IN USD:					
	USD	USD	USD		
HOA Association Fee	\$ 882.00	\$ 882.00	\$ 882.00		
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	\$ 882.00	\$ 882.00	\$ 882.00		
NET Income	\$ 6,482.00	\$ 3,878.00	\$ 2,730.00		
		Total cost of operation	\$ 31.50	USD / per day	

data by:



AIRDNA
Airbnb Data and Analytics

SUPER PRIME- CASH FLOW ANALYSIS

BUILDING B

Property Tax Rate Lookup	
Avg Daily Rate (ADR)	\$ 263
Available Nights/Year	28
Occupancy Rate	100%
Total Nights Booked	28
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	\$ 7,364

ANNUAL EXPENSES IN USD:		USD
HOA Association Fee	\$	882.00
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	\$	882.00
NOI	\$	6,482.00
Cash After Debt	\$	6,482

Total Acquisition Cost	\$47,400
CapRate	13.7%
Year 1 Cash on Cash (w/ rehab)	13.7%
Stabilized Cash Flow After Debt	\$6,482
DCR (Debt Coverage Ratio) (> 1.15 ideally)	
Operating Expense Ratio	24%

data by:



AIRDNA
Airbnb Data and Analytics

PRIME - CASH FLOW ANALYSIS

BUILDING B

Property Tax Rate Lookup	
Avg Daily Rate (ADR)	\$ 170
Available Nights/Year	28
Occupancy Rate	83%
Total Nights Booked	23
Purchase Price	\$41,600
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	\$ 4,760
ANNUAL EXPENSES IN USD:	
	USD
HOA Association Fee	\$ 882.00
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	\$ 882.00
NOI	\$ 3,878.00
Cash After Debt	\$3,878

Total Acquisition Cost	▼	\$41,600
CapRate	▼	9.3%
Year 1 Cash on Cash (w/ rehab)	▼	9.3%
Stabilized Cash Flow After Debt	▼	\$3,878
DCR (Debt Coverage Ratio) (> 1.15 ideally)	▼	
Operating Expense Ratio	▼	37%

data by:



HIGH LOW - CASH FLOW ANALYSIS

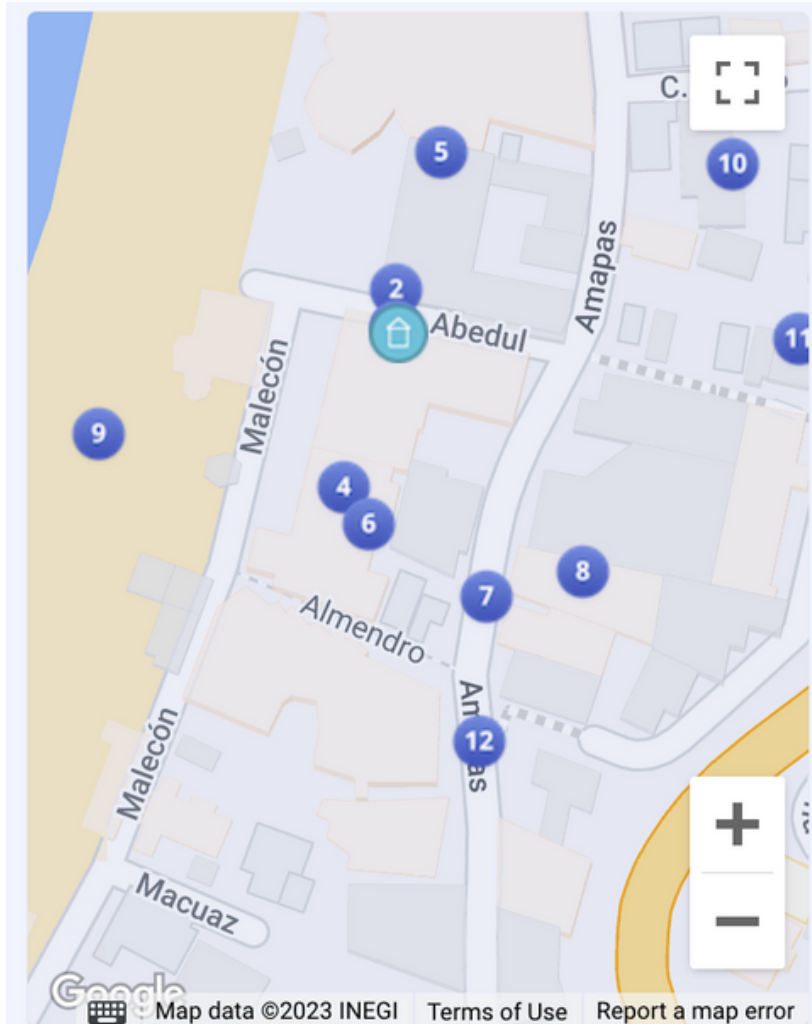
BUILDING B

Property Tax Rate Lookup	
Avg Daily Rate (ADR)	\$ 129
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	\$ 3,612
ANNUAL EXPENSES IN USD:	
	USD
HOA Association Fee	\$ 882.00
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	\$ 882.00
NOI	\$ 2,730.00
Cash After Debt	\$2,730

Total Acquisition Cost	\$35,800
CapRate	7.6%
Year 1 Cash on Cash (w/ rehab)	7.6%
Stabilized Cash Flow After Debt	\$2,730
DCR (Debt Coverage Ratio) (> 1.15 ideally)	
Operating Expense Ratio	49%

data by:









data by:



REAL COMPARABLES

 <p>2 beds · 2 baths · 6 guests</p> <p>Stunning 2BR Condo a short Walk to Muelle de Playa Los Muertos</p> <table border="1"> <tr> <td>\$15.6K Revenue</td> <td>\$39.3K Revenue Potential</td> </tr> <tr> <td>96 Days Available</td> <td>84% Occupancy</td> </tr> <tr> <td></td> <td>\$194 ADR</td> </tr> </table>	\$15.6K Revenue	\$39.3K Revenue Potential	96 Days Available	84% Occupancy		\$194 ADR	 <p>2 beds · 2 baths · 4 guests</p> <p>Playa Bonita Casa de Risa located on Los Muerto Beach 2BD Condo for re...</p> <table border="1"> <tr> <td>\$27.2K Revenue</td> <td>\$50.4K Revenue Potential</td> </tr> <tr> <td>187 Days Available</td> <td>58% Occupancy</td> </tr> <tr> <td></td> <td>\$250 ADR</td> </tr> </table>	\$27.2K Revenue	\$50.4K Revenue Potential	187 Days Available	58% Occupancy		\$250 ADR
\$15.6K Revenue	\$39.3K Revenue Potential												
96 Days Available	84% Occupancy												
	\$194 ADR												
\$27.2K Revenue	\$50.4K Revenue Potential												
187 Days Available	58% Occupancy												
	\$250 ADR												
 <p>2 beds · 2 baths · 6 guests</p> <p>One Beach Street Cozy 2BR Condo with GYM & Pool</p> <table border="1"> <tr> <td>\$15.2K Revenue</td> <td>\$23.5K Revenue Potential</td> </tr> <tr> <td>145 Days Available</td> <td>56% Occupancy</td> </tr> <tr> <td></td> <td>\$188 ADR</td> </tr> </table>	\$15.2K Revenue	\$23.5K Revenue Potential	145 Days Available	56% Occupancy		\$188 ADR	 <p>2 beds · 2 baths · 4 guests</p> <p>Bienvenido Amigo! In the heart of Amapas 2BD Condo for rent in Old...</p> <table border="1"> <tr> <td>\$20.3K Revenue</td> <td>\$34.3K Revenue Potential</td> </tr> <tr> <td>273 Days Available</td> <td>36% Occupancy</td> </tr> <tr> <td></td> <td>\$206 ADR</td> </tr> </table>	\$20.3K Revenue	\$34.3K Revenue Potential	273 Days Available	36% Occupancy		\$206 ADR
\$15.2K Revenue	\$23.5K Revenue Potential												
145 Days Available	56% Occupancy												
	\$188 ADR												
\$20.3K Revenue	\$34.3K Revenue Potential												
273 Days Available	36% Occupancy												
	\$206 ADR												

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

data by:

