

# RENTAL PROJECTION



## ONE BEACH STREET

BUILDING B- 1BR

data by:



**AIRDNA**  
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 ⓘ

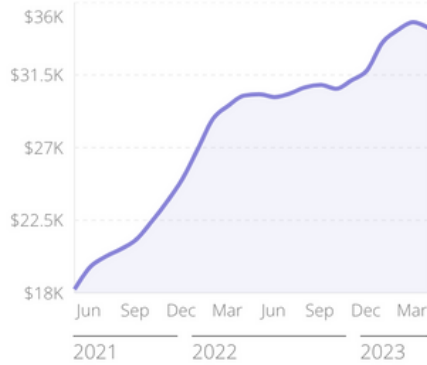
\$136

Occupancy Rate ⓘ

69%

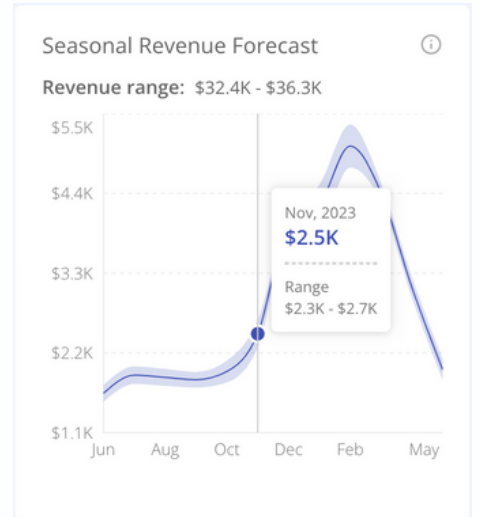
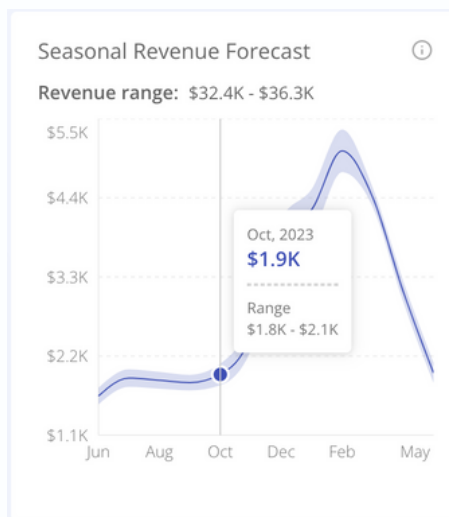
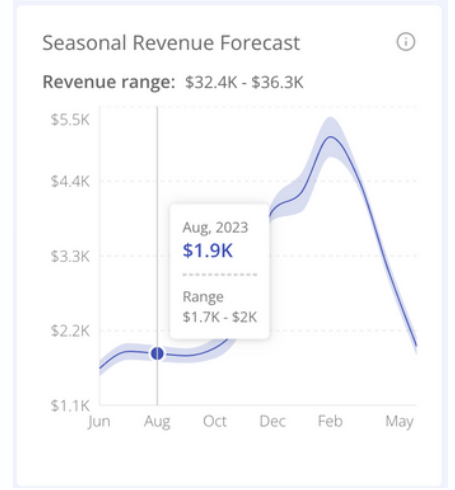
Rentalizer Estimate ⓘ

\$34.4K ▼ 1% MoM ▲ 13.9% YoY



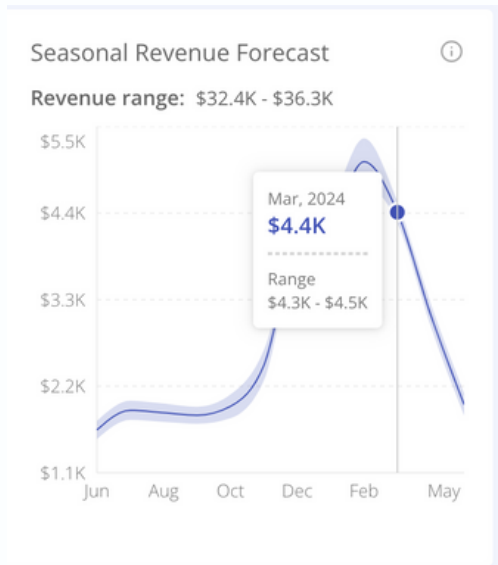
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RETAIL PROJECTION ESTIMATE

**ONE BEACH STREET / BUILDING B-1BR**

All numbers are in USD		Daily Rates			
High Low	\$ 114.00	USD			
Super Prime	\$ 195.00	USD	Average		
Prime	\$ 145.00	USD	\$151.33		
Holidays are 100% occupied					
May 22nd to November 6th	\$ 3,192.00	USD	50 %		
Dec 4 to Jan 2	\$ 5,460.00	USD	100 %	AVERAGE OCCUPANCY RATE	70 %
January 30 to Mar 27	\$ 5,460.00	USD	100 %		
Mar 27 to May 22	\$ 4,060.00	USD	83 %	TOTAL NIGHTS BOOKED	254
<b>Total Gross Income projected</b>	<b>\$ 5,460.00</b>	<b>\$ 4,060.00</b>	<b>\$ 3,192.00</b>		
<b>ANNUAL EXPENSES IN USD:</b>					
	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	\$ -	\$ -	\$ -		
<b>Total</b>	<b>\$ 882.00</b>	<b>\$ 882.00</b>	<b>\$ 882.00</b>		
<b>NET Income</b>	<b>\$ 4,578.00</b>	<b>\$ 3,178.00</b>	<b>\$ 2,310.00</b>		
		Total cost of operation	\$ 31.50 USD / per day		

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## SUPER PRIME- CASH FLOW ANALYSIS

<b>Property Tax Rate Lookup</b>	
Avg Daily Rate (ADR)	\$ 195
Available Nights/Year	28
Occupancy Rate	100%
Total Nights Booked	28
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	\$ 5,460

<b>ANNUAL EXPENSES IN USD:</b>		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	\$	-
<b>Total</b>	<b>\$</b>	<b>882.00</b>
<b>NOI</b>	<b>\$</b>	<b>4,578.00</b>
<b>Cash After Debt</b>	<b>\$</b>	<b>4,578</b>

Total Acquisition Cost	\$35,800
CapRate	12.8%
Year 1 Cash on Cash (w/ rehab)	12.8%
Stabilized Cash Flow After Debt	\$4,578
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	
Operating Expense Ratio	32%

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## PRIME - CASH FLOW ANALYSIS

<b>Property Tax Rate Lookup</b>	
Avg Daily Rate (ADR)	\$ 145
Available Nights/Year	28
Occupancy Rate	83%
Total Nights Booked	23
Purchase Price	\$30,000
Down Payment %	0%
Construction/Reserve Costs	\$ -
<b>Management</b>	
Monthly HOA	\$ -
<b>Mortgage</b>	
Property Tax Rate	0.05%
Interest Rate (if applicable)	
Loan Term (months)	
Monthly Cap Ex Allowance	0
Homeowners Insurance	\$0
Gross Rental Income	\$ 4,060
<b>ANNUAL EXPENSES IN USD: USD</b>	
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	\$ -
<b>Total</b>	<b>\$ 882.00</b>
<b>NOI</b>	<b>\$ 3,178.00</b>
<b>Cash After Debt</b>	<b>\$3,178</b>

Total Acquisition Cost	\$30,000
CapRate	10.6%
Year 1 Cash on Cash (w/ rehab)	10.6%
Stabilized Cash Flow After Debt	\$3,178
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	
Operating Expense Ratio	43%

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## HIGH LOW - CASH FLOW ANALYSIS

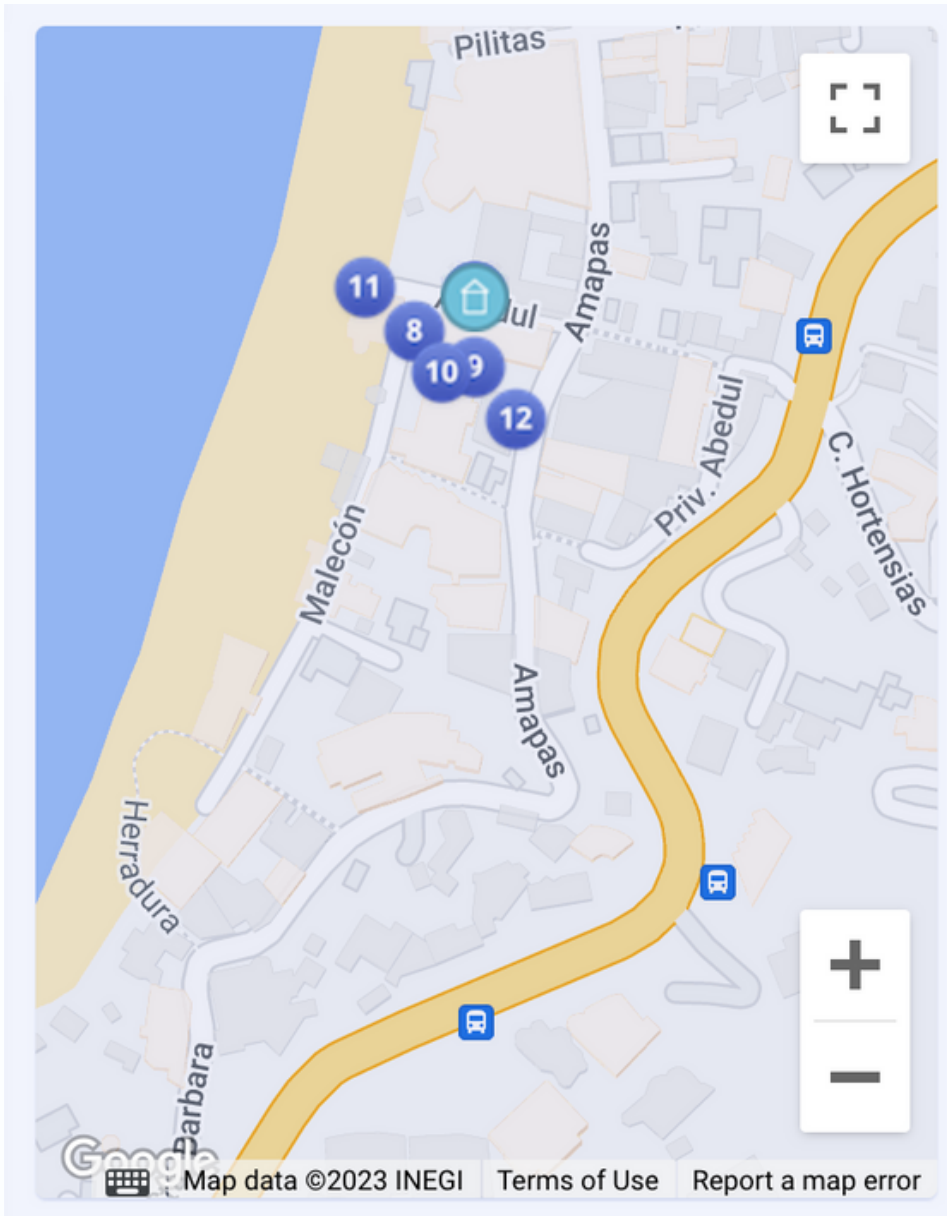
<b>Property Tax Rate Lookup</b>	
Avg Daily Rate (ADR)	\$ 114
Available Nights/Year	28
Occupancy Rate	50%
Total Nights Booked	14
Purchase Price	\$24,200
Down Payment %	0%
Construction/Reserve Costs	\$ -
Management	
Monthly HOA	\$ -
Mortgage	
Property Tax Rate	0.05%
Interest Rate (if applicable)	
Loan Term (months)	
Monthly Cap Ex Allowance	0
Homeowners Insurance	\$0
Gross Rental Income	\$ 3,192
<b>ANNUAL EXPENSES IN USD:</b>	
	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	\$ -
<b>Total</b>	<b>\$ 882.00</b>
<b>NOI</b>	<b>\$ 2,310.00</b>
<b>Cash After Debt</b>	<b>\$2,310</b>

Total Acquisition Cost	\$24,200
CapRate	9.5%
Year 1 Cash on Cash (w/ rehab)	9.5%
Stabilized Cash Flow After Debt	\$2,310
DCR (Debt Coverage Ratio) ( > 1.15 ideally)	
Operating Expense Ratio	55%

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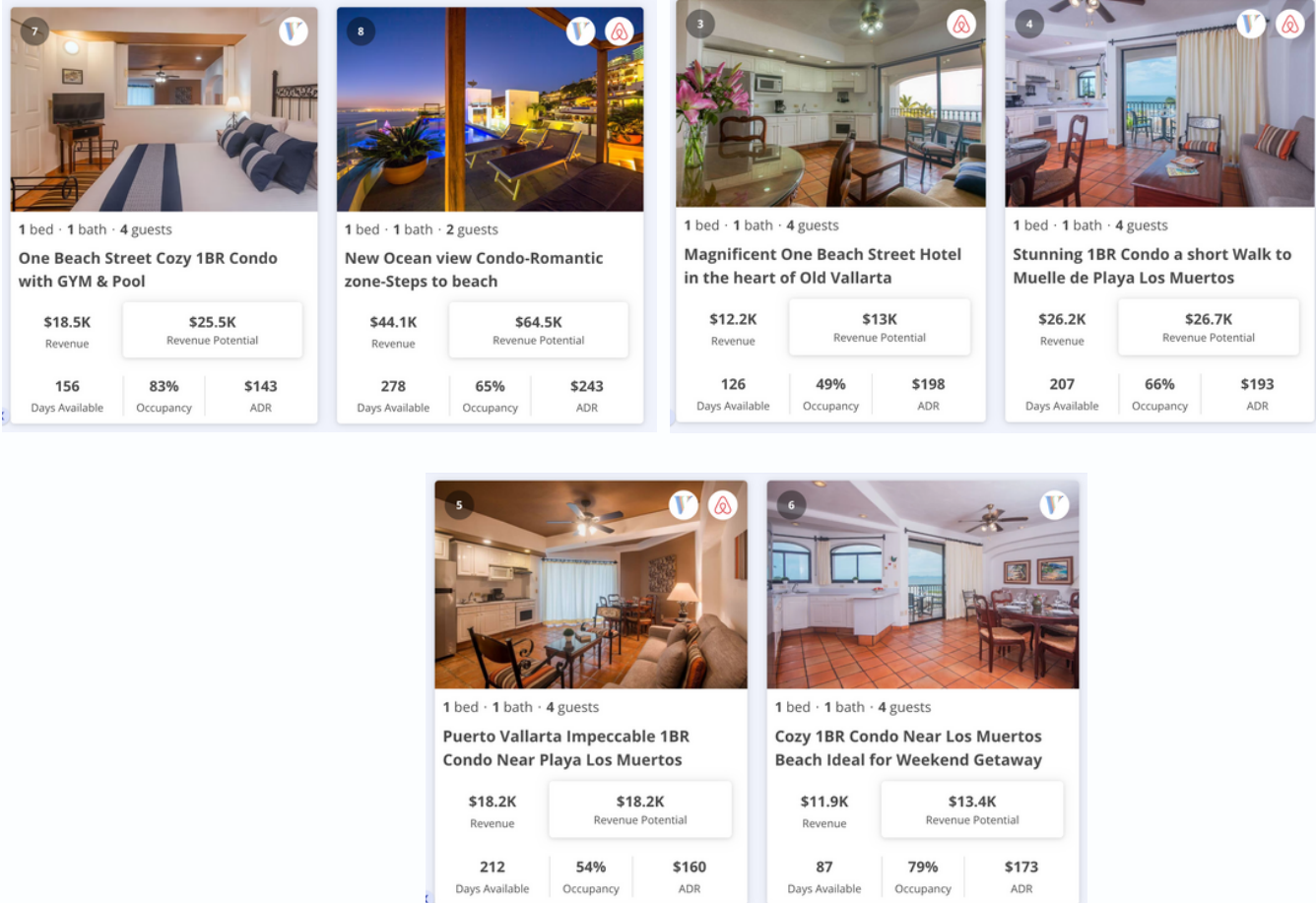




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# REAL COMPARABLES



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

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