



PARK PLACE

PROPERTIES

Revenue Estimate
227 NE 2nd St Miami, FL 33132, USA
Studio + 1 Bath

*All numbers in USD

Twelve (12) Month Forecast						
	GROSS Monthly Revenue (Before OpEx & Fees)	GROSS Annual Revenue (Before OpEx & Fees)	Average Daily Rate (ADR) Based on GMR	Average Occupancy Rate	NET Annual Revenue (after fees)	tal Projected NET Annual Revenue
Park Place Low Performance Forecast	\$3,532.50	\$42,390.00	\$157.00	75.00%	\$32,640.30	\$45,376.02
Park Place Mid Performance Forecast	\$4,643.55	\$55,722.60	\$182.10	85.00%	\$42,906.40	
Park Place Peak Performance Forecast	\$6,556.43	\$78,677.10	\$230.05	95.00%	\$60,581.37	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$3,532.50	\$105.98	\$706.50	\$2,720.03	Short-term Rental - Low Demand	
Park Place Average Performance Forecast	\$4,643.55	\$139.31	\$928.71	\$3,575.53	Short-term Rental - Average Demand	
Park Place Peak Performance Forecast	\$6,556.43	\$196.69	\$1,311.29	\$5,048.45	Short-term Rental - High Demand	

Disclaimer:
Please be advised that Park Place cannot offer any guarantees for the values presented in this report. The primary objective of this report is to provide our clients with a potential range of income that could be earned. It is important to note that the property's revenue may be significantly influenced by its quality of equipment, furnishings, and decor. Moreover, once the property has established a good reputation and received positive reviews, it may achieve rates that exceed the average daily rate. During the initial three-month operating period, it may be necessary to initiate lower rates to optimize listing visibility in Airbnb's algorithm and increase occupancy.

Comparables
<https://www.airbnb.mx/rooms/1013730122824644205?> <https://www.airbnb.mx/rooms/1376824464848281782?>



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Studio Family + 1 Bathroom

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Twelve (12) Month Forecast						
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Park Place Low Performance Forecast	\$3,737.25	\$44,847.00	\$166.10	75.00%	\$34,532.19	\$49,484.68
Park Place Mid Performance Forecast	\$5,219.60	\$62,635.14	\$204.69	85.00%	\$48,229.06	
Park Place Peak Performance Forecast	\$7,109.61	\$85,315.32	\$249.46	95.00%	\$65,692.80	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$3,737.25	\$112.12	\$747.45	\$2,877.68	Short-term Rental - Low Demand	
Park Place Average Performance Forecast	\$5,219.60	\$156.59	\$1,043.92	\$4,019.09	Short-term Rental - Average Demand	
Park Place Peak Performance Forecast	\$7,109.61	\$213.29	\$1,421.92	\$5,474.40	Short-term Rental - High Demand	

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Comparables



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Revenue Estimate
227 NE 2nd St Miami, FL 33132, USA
1 Bedroom + 1 Bathroom

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Twelve (12) Month Forecast						
	GROSS Monthly Revenue (Before OpEx & Fees)	GROSS Annual Revenue (Before OpEx & Fees)	Average Daily Rate (ADR) Based on GMR	Average Occupancy Rate	NET Annual Revenue (after fees)	tal Projected NET Annual Revenue
Park Place Low Performance Forecast	\$3,827.25	\$45,927.00	\$170.10	75.00%	\$35,363.79	\$53,966.08
Park Place Mid Performance Forecast	\$5,729.60	\$68,755.14	\$224.69	85.00%	\$52,941.46	
Park Place Peak Performance Forecast	\$7,964.61	\$95,575.32	\$279.46	95.00%	\$73,593.00	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$3,827.25	\$114.82	\$765.45	\$2,946.98	Short-term Rental - Low Demand	
Park Place Average Performance Forecast	\$5,729.60	\$171.89	\$1,145.92	\$4,411.79	Short-term Rental - Average Demand	
Park Place Peak Performance Forecast	\$7,964.61	\$238.94	\$1,592.92	\$6,132.75	Short-term Rental - High Demand	

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Comparables



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Revenue Estimate
227 NE 2nd St Miami, FL 33132, USA
2 Bedroom + 1 Bathroom

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Twelve (12) Month Forecast						
	GROSS Monthly Revenue (Before OpEx & Fees)	GROSS Annual Revenue (Before OpEx & Fees)	Average Daily Rate (ADR) Based on GMR	Average Occupancy Rate	NET Annual Revenue (after fees)	tal Projected NET Annual Revenue
Park Place Low Performance Forecast	\$5,076.45	\$60,917.40	\$225.62	75.00%	\$46,906.40	\$81,104.10
Park Place Mid Performance Forecast	\$8,627.42	\$103,528.98	\$338.33	85.00%	\$79,717.31	
Park Place Peak Performance Forecast	\$12,628.64	\$151,543.62	\$443.11	95.00%	\$116,688.59	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$5,076.45	\$152.29	\$1,015.29	\$3,908.87	Short-term Rental - Low Demand	
Park Place Average Performance Forecast	\$8,627.42	\$258.82	\$1,725.48	\$6,643.11	Short-term Rental - Average Demand	
Park Place Peak Performance Forecast	\$12,628.64	\$378.86	\$2,525.73	\$9,724.05	Short-term Rental - High Demand	

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Comparables