



Potential Revenue Forecast for

3480 Day Ave, Coconut Grove, FL 33133
4bed + 4bath -- 2600 sqft - Max Guest Count (10)

https://www.zillow.com/homedetails/3480-Day-Ave-Coconut-Grove-FL-33133/2106193516_zpid/

Forecast Overview

	Off Season / Month Performance	Average Month Performance	Peak Season / Month Performance
Average Daily Rate (ADRs)	\$361.21	\$722.41	\$1,444.82
NET Monthly Revenue (Payment from Park Place to Client after fees and commission)	\$6,675.07	\$13,350.14	\$26,700.27
NET Annual Revenue (Figures based on property furnishing, caliber & preparation)	\$112,141.15	\$160,201.64	\$240,302.46

Forecast Breakdown

	GROSS Annual Revenue	GROSS Monthly Revenue	Average Occupancy Rate	Average Daily Rate (ADR)	NET Annual Revenue (After fees & commission)	NOI (Net Operating Income) Annual Rev. - expenses, not incl. mortgage	Park Place Commission Rate
Airbnb Market Performance	\$195,400.00	\$16,283.33	55.00%	\$986.87	\$150,458.00	\$94,349.00	0.00%
Park Place Average Performance	\$208,054.08	\$17,337.84	80.00%	\$722.41	\$160,201.64	\$104,092.64	20.00%
Park Place Peak Performance	\$312,081.12	\$26,006.76	80.00%	\$1,083.62	\$240,302.46	\$184,193.46	20.00%

Forecast Calculation (Monthly)

	GROSS Monthly Revenue	Airbnb Service Fee 3% of Gross Monthly Revenue	Park Place Commission	NET Monthly Revenue (After fees & commission)	Monthly Cash over Cash	Capitalization Rate (NOI - expenses, no incl. mortgage, divided by property value)	Equity Based ROI %
Airbnb Market Performance	\$16,283.33	\$488.50	\$3,256.67	\$12,538.17	-30.41%	4.29%	-10.40%
Park Place Average Performance	\$17,337.84	\$520.14	\$3,467.57	\$13,350.14	-22.48%	4.73%	-8.19%
Park Place Peak Performance (Increase of 1.5x)	\$26,006.76	\$780.20	\$5,201.35	\$20,025.21	18.35%	8.38%	10.03%

Property Overview

Purchase Price :	\$2,199,000.00	*Based on MLS Listing
Down Payment \$:	\$439,800.00	*Based on average financing
Down Payment % :	20.00%	*Estimated
Current Average Mortgage Rate :	6.50%	*Based on a 30 year term
Mortgage Rates & Calculator : https://www.bankrate.com/calculators/mortgages/mortgage-calculator.aspx		

Property Notes

Regulatory Restrictions To Be Aware Of:
General: This exquisite 2017 gated home, near the Grove village center, boasts open living spaces, a floating staircase, and porcelain tile flooring. With 4BR/3BA, it features a European-style kitchen, ground-floor guest room, and a primary suite with a balcony. The private tropical garden offers outdoor living and entertaining options. Conveniently located close to downtown, MIA, Key Biscayne, and the beaches.

Operating Expenses (ie. OpEx)

	Annual	Monthly	Notes
Mortgage	\$140,103.69	\$11,675.31	*Based on avg financing
Property Taxes	\$24,629.00	\$2,052.00	*Round up from MLS
HOA Fees	\$0.00	\$0.00	*Based on MLS
Electricity	\$3,840.00	\$320.00	*Estimated
Water	\$7,440.00	\$620.00	*Estimated
Internet	\$1,440.00	\$120.00	*Estimated
Pool Maintenance + Landscaping	\$6,000.00	\$500.00	*Estimated
Insurance Premium	\$9,240.00	\$770.00	*Estimated
Technology Subscriptions	\$180.00	\$15.00	*Cameras + Noise Sensors
Restocking Fees	\$0.00	\$0.00	*If applicable
STR Registration Fees	\$340.00	\$28.33	*Based on State & City registration fees
Upkeep / Maintenance Budget	\$3,000.00	\$250.00	*For reinvestment into property (paint, linen, dinnerware, towels, etc)
Furnishing, Fixtures & Equipment	\$0.00	\$0.00	*Initial capital expenses: use this to est. 1st year ROI
OpEx Total :	\$196,212.69	\$16,350.64	

Risks:
Items to note:

Airbnb Source Data

Gross Market Average Annual Revenue :	\$195,400.00	Average Market Occupancy Rate :	55.00%
--	--------------	--	--------

Comparable Airbnb listings below (if any) :

https://www.airbnb.ca/rooms/53302811?adults=10&enable_m3_private_room=false&check_in=2023-06-19&federated_s
https://www.airbnb.ca/rooms/666095573821560799?adults=10&children=0&enable_m3_private_room=false&infants=0&
https://www.airbnb.ca/rooms/865196618711330314?adults=10&enable_m3_private_room=false&check_in=2023-06-09&
https://www.airbnb.ca/rooms/646375613780737094?adults=10&enable_m3_private_room=false&check_in=2023-05-28/

Investment Future Value Calculation

Average Performance NOI :	\$104,092.64
Year 2, NOI (3% YoY Growth) :	\$107,215.42
Year 3, NOI (3% YoY Growth) :	\$110,431.88
Year 4, NOI (3% YoY Growth) :	\$113,744.84
Year 5, NOI (3% YoY Growth) :	\$117,157.19
5yr Total NOI :	\$552,641.97
Investment Value After 5yrs, at 7% YoY :	\$3,084,211.26
Investment Value, 5yrs + NOI :	\$3,636,853.23

*All numbers in USD