

Turn Key Vacation Rentals

Short-Term Rental Pro Forma

Property Overview

Location: 60 Spradley Road, Equality, Alabama
Property: The Lodge at Lake Martin

Revenue

Category	Amount
Base Rental Income	\$178,598.24
Cleaning Revenue	\$26,675.00
Miscellaneous Fees	\$22,281.00
Total Gross Revenue	\$227,554.24

Operating Expenses

Category	Amount
Cleaning Expense	\$20,675.00
Utilities	\$9,000.00
Supplies	\$4,500.00
Maintenance	\$10,000.00
Insurance	\$4,500.00
Taxes	\$5,500.00
Platform Fees	\$3,700.00
Total Expenses	\$57,875.00

Net Operating Income

NOI: \$169,679.24