

COTTAGES FOR *Safe*



2021	\$37,770
2022	\$47,604
2023	\$24,876
2024	\$17,823
2025	\$22,675

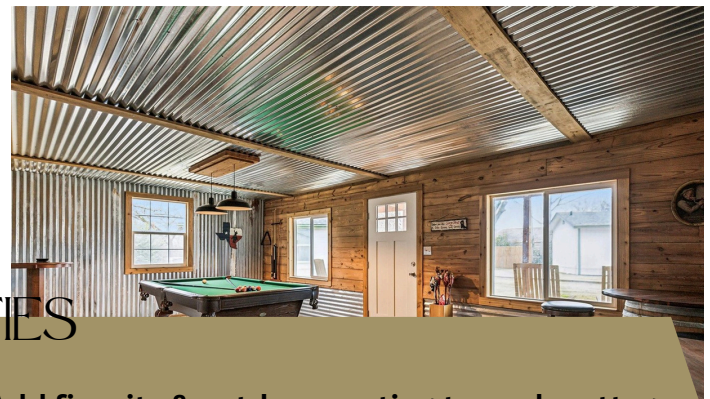
Avg monthly expenses:

Utilities: \$500, Internet: \$100,
 Lawn maintenance: \$100 (not
 incurred every month)

GROSS INCOME

The current owners live in the primary house and do their own cleanings. They have tracked their gross revenue but not kept detailed P & L statements of their expenses. Part of what makes this property unique is that the manager is not required to live onsite like neighboring properties.

This means you could easily add the main house to the rental portfolio and create 30-40% more income on rental income alone.



INCOME GROWTH OPPORTUNITIES

- Micro Weddings & Family Reunions
- Add Laundry Facility & Convenience Shop
- Marketing on TheKnot.com
- Add firepits & outdoor seating to each cottage
- Allow Pool Use to Increase Rates
- Use Main House for Rentals