

Indian Beach

941 VIRGINIA DR, SARASOTA

- NOT in a flood zone.
- Roy's Place has been named #1 "Romantic Property with Pool" in Sarasota by Trip101 magazine 2021 - 2024.
- Roy's Place is a well established property with 9 years on Vrbo and Airbnb and with several repeat clients, over 400 - 5 star reviews resulting in top-tier listing placement on both platforms.
- Recognized by Sarasota City Council as an example of a vacation rental doing things right.
- Vacation rental income now qualifies as income for mortgage lending. Great opportunity for a residential buyer wanting to buy into our neighborhood who normally wouldn't qualify.
- Income can be increased by allowing children and/or allowing pets or increasing maximum number of guests permitted from 2 to 4.
- Rental income to date was derived from 2 vacation rentals plus one monthly rental, investor will maximize profit from having income from 4 vacation rentals.
- Currently 1 day per week is blocked between weekly rentals to have extra time to clean/maintain a unit. Investor can change it to what most owners do. Same day turnarounds resulting in approx. 15% increase in income.

Owner provided information