



## Welcome to Punta Paradise Investment

### Property Overview:

We purchased this property in October 2022 when it had not been updated since its original construction. We completed a full remodel of the entire property, transforming it into a high-performing short-term rental.

### Unit Upgrades:

- New roofs
- New windows and doors
- New tile floors
- New bathroom vanities and showers
- New cabinets and countertops
- New appliances
- New furniture and decor

Comprehensive landscaping was also redesigned to enhance the property's appeal.

### Investment Performance:

- Annual Income: Over \$275,000
- Cap rate 7.86
- Total Reviews: 500+
- Average Rating: 4.9 stars

### Property Specifications:

- 11 units (approximately 660 sq ft each)
- Located on 2+ acres of waterfront property
- Situated on Shell Creek
- Amenities include docks, canoes, and kayaks

### Operational Management:

The property is fully integrated with Hostaway software, which:

- Manages bookings across multiple platforms (Airbnb, Booking.com, VRBO)
- Synchronizes calendars automatically

- Adjusts pricing dynamically
- Generates unique door access codes
- Sends automated guest communications

This turn-key investment comes with a professional cleaning crew and on-site management, ensuring minimal owner involvement while generating consistent revenue.

Contact

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