

3449 Ocean Front Walk; Units 3 & 4

HOME HIGHLIGHTS

2BD/2BA ☆ 1,200esf ☆ Sleeps 6

Ocean Front ★ Brand New Remodel ★ Luxury Condo

PROFORMA INCOME	# Nights	Nightly Rate	% Occupancy	Annual
Base	97	\$369	40%	\$14,317
Low Shoulder	78	\$460	50%	\$17,940
High Shoulder	60	\$575	60%	\$20,700
Off Peak	77	\$719	75%	\$41,522
Peak	53	\$895	90%	\$42,692
Total Gross Income				\$137,171

PROFORMA OPERATING EXPENSES

Management Fee	\$27,434
Utilities	\$3,600
Advertising	\$1,500
Repairs & Maintenance	\$3,600
Supplies	\$1,440
Total Operating Expenses	\$37,574

PROFORMA NOI (before Property Taxes & Insurance)	\$99,597
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