

ESCAPE EARN & ENJOY

Mountain Living at Its Best





ZION CANYON REAL ESTATE

INTRODUCING

2033 S Sleepy Sage Ln
Fish Lake, UT 84711

Listed by:

*April Gates and Jace Jackson
with The April Gates Group
at ERA Brokers Consolidated*

TEXT **GOFISH**
TO 39200
TO LEARN MORE



*Scan to view the
property website*





INVESTMENT OVERVIEW

Discover the benefits of this rare nightly rental opportunity in the tranquility of Utah's Fish Lake region. 2033 S Sleepy Sage Lane offers investors a stable, high-income asset positioned within a top-performing short-term rental market.

METRIC VALUE

- Airbnb Nights Booked: 278
- Average Stay Length: 3.4 Nights
- Total Gross Revenue: \$115,338.69
- Total Annual Expenses: \$22,260
- Net Operating Income: \$93,078.69

PERFORMANCE NOTES

- Consistent high occupancy (75%+)
- Verified revenue from Airbnb, VRBO, and private bookings
- Minimal operational overhead
- Significant tax advantages for short-term rental owners

PROVEN NIGHTLY RENTAL OPPORTUNITY AT FISH LAKE

Unlock immediate income potential with this turnkey 6-bedroom, 3-bath mountain retreat — already generating over \$115K in annual gross revenue. Professionally managed and fully furnished, this 4,740 SQFT home blends rustic charm with modern conveniences, appealing to vacationers seeking serenity and outdoor adventure.

Guests love the chef's kitchen, expansive deck, game room, and panoramic views of the surrounding hills and forests. Just minutes from Fish Lake's legendary fishing and hiking, the location supports high occupancy and repeat bookings year-round.

Positioned on 2.25 private acres with strong historical performance, this property offers a rare chance to own a lifestyle asset that cash flows from day one.

**EXPERIENCE WHERE SCENIC
BEAUTY MEETS SERIOUS CASH
FLOW.**





6 Bedrooms | 3 Bathrooms | 4,740 SQFT

Set on 2.25 Acres with Expansive Views

Open-plan living area with rustic charm and modern amenities

Chef's kitchen with stainless steel appliances and large island

Game room with pool table and recreational space

Large outdoor deck ideal for entertaining

Surrounded by verdant forests and rolling hills

Minutes from Fish Lake's premier fishing, trails, and outdoor adventures

Full Financial P&L and AirDNA Data Included

LOT SIZE 2.25 Acres

ZONING GRF-20S

LIST PRICE \$1,164,000

PARCEL 5-156-21

*Buyers are investing in not only a beautiful property
but a thriving cash-flowing business.*

MARKET SNAPSHOT	
Average Daily Rate	\$500 - \$525
Annual Revenue Potential	\$132,100
Top Performer Occupancy Rate	80%

FISH LAKE AREA SHORT-TERM RENTAL DATA (VIA AIRDNA)



REVENUE		
Category	Annual Amount	Notes
Airbnb Gross Earnings	\$102,338.69	After service fees
VRBO Income	\$8,250.00	
Private Bookings	\$4,300.00	
Other Income (Credits, Resolutions)	\$450.00	
Total Gross Revenue	\$115,338.69	
Note: AirDNA projects \$132,100, but actual reported income is \$115,338.69.		
EXPENSES (ANNUALLY)		
Category	Annual Amount	Notes
Power (Utilities)	\$1,800	\$150/month
Internet	\$1,440	\$120/month
Pest Control	\$300	\$25/month
Cleanings	\$12,000	\$1,000/month
Supplies (Paper goods, soaps)	\$720	\$60/month
Homeowners Insurance	\$2,400	\$200/month
Property Taxes	\$3,600	\$300/month
Total Operating Expenses	\$22,260	
NET FIGURES		
Metric	Value	
Total Revenue	\$115,338.69	
Total Expenses	-\$22,260	
Net Operating Income (NOI)	\$93,078.69	

LOCATION: Scenic Fish Lake, Utah

PROPERTY TYPE: Turnkey Vacation Rental / Nightly Rental Opportunity

REPORTING PERIOD: October 2023 – October 2024



FLOOR 1



FLOOR 2











ZION CANYON REAL ESTATE

JACE JACKSON
(435)619-2499
REALTOR
The April Gates Group
ERA Brokers Consolidated

APRIL GATES
(435)632-8869
REALTOR
The April Gates Group
ERA Brokers Consolidated

TEXT **GOFISH**
TO 39200
TO LEARN MORE



Scan to view the property website