

16 Rohde Avenue, St Augustine FL, 32084

Actual and Projected Revenue

List Price: \$ 1,399,900

	Gross Rental Income			
	2023 Actual	2024 Q1 Actual*	2024 Projected	2025 Projected
<i>Building 1 - Front facing 16 Rohde Ave.)</i>				
16A	\$ 1,572	\$ 6,150	\$ 24,600	\$ 60,000
16B (Lofty Treetop)	\$ 15,112	\$ 13,416	\$ 58,000	\$ 60,000
Total - Building 1	\$ 16,684	\$ 19,566	\$ 82,600	\$ 120,000
<i>Building 2 - Back behind Building 1</i>				
16 1/2 A (Casa Tranquilla)	\$ 48,221	\$ 16,699	\$ 48,000	\$ 50,000
16 1/2 B (Uptown Classic)	\$ 44,098	\$ 9,095	\$ 48,000	\$ 50,000
Total - Building 2	\$ 92,319	\$ 25,794	\$ 96,000	\$ 100,000
Totals	\$ 109,003	\$ 45,360	\$ 178,600	\$ 220,000

Gross rent multiplier (list price/gross rents):	12.84	7.72	7.84	6.36
Gross capitalization rate (gross rents/list price):	7.79%	12.96%	12.76%	15.72%

Notes:

16A - (downstairs main/front house) currently under 1 year lease started 12/8/23; **not previously rented**

16B - (upstairs main/front house) **not** fully rented out at market rates in 2023

16B - 2024 projected gross rents based on actual experience with Airbnb/VRBO rentals in Q4 2023 and YTD 2024

2025 Projected Gross Rents assumes all 4 units rented out as short-term (Airbnb/VRBO) rentals

* 2024 Q1 Rent Revenues are net of Airbnb/VRBO fees; rent multiplier and capitalization rate are annualized rates based on Q1 results