496 N. State Highway 173

Lake Arrowhead, CA · Rental Investment Analysis

Prepared for Investor Review · June 2026 · Leah Albagli, Douglas Elliman

This is a 6-bedroom luxury lakefront property on Lake Arrowhead, professionally managed by The Orange Cabins. What makes it unusual as an investment is that it is currently operating **well below its earning potential — entirely by the current owners' choice, not market limitation.** The current owners block significant dates for personal use, including a 12-night stretch during peak summer. A new buyer does not have to continue this practice.

VERIFIED YEAR-TO-DATE PERFORMANCE (Jan – May 2026)

The following figures were provided directly by The Orange Cabins. This covers the **five slowest months** of the year for Lake Arrowhead.

Month	Gross Revenue	Platform + Mgmt Fees (~35%)	Net to Owner
January	$19,000	-$6,500	**$12,500**
February	$13,600	-$4,600	**$9,000**
March	$4,000	-$1,500	**$2,500**
April	$13,200	-$4,700	**$8,500**
May	$9,600	-$3,260	**$6,340**
TOTAL	**$59,400**	**-$20,560**	**$38,840**

~$38,840 net to owner during the 5 slowest months of the year at just 25% occupancy.
Peak summer (July/August) and the holiday stretch have not yet occurred. $14,000 in net earnings is already confirmed for early July alone at ~$2,650/night.

INCOME SCENARIOS — WHAT THIS PROPERTY CAN EARN

Based on ~$1,900 blended ADR (per Orange Cabins) and ~35% combined platform and management fees. A brand new luxury jacuzzi was just installed and is included in Scenarios 2 and 3 (Orange Cabins estimates +$10,000–$15,000/yr for properties with hot tubs — not yet reflected in any current figures).

SCENARIO 1 — PARTIAL RENTAL | 25% Occupancy | Current Operation

Nights booked:	91 nights booked per year
Gross revenue:	$172,900
Fees (~35%):	-$60,500

~$112,400/yr

~$9,400/mo

SCENARIO 2 — PART-TIME RENTAL | 50% Occupancy | + Jacuzzi		
Nights booked:	182 nights booked per year	**~$233,200/yr**
Gross revenue:	$358,800	~$19,400/mo
Fees (~35%):	-$125,600	

Consistent with Orange Cabins' portfolio benchmark of $175,000–$200,000 net for comparable properties at full-time operation.

SCENARIO 3 — FULL-TIME RENTAL | 90% Occupancy | + Jacuzzi		
Nights booked:	328 nights booked per year	**~$413,200/yr**
Gross revenue:	$635,700	~$34,400/mo
Fees (~35%):	-$222,500	

WHY THIS PROPERTY STANDS OUT

- **True luxury lakefront with private dock** — Lake Arrowhead's most sought-after asset class
- **No HOA restrictions on short-term rentals** — rare for lakefront in this market; many competing properties cannot legally operate as STRs
- **Brand new luxury jacuzzi just installed** — not reflected in any current performance figures
- **$14,000 in net earnings already confirmed for early July** at ~$2,650/night
- **Nightly rates from ~$700 off-season to ~$4,500** during peak summer and holidays
- **Professionally managed and turnkey** — no operational lift required
- **Verified income already in place** — not a speculative pro forma

FINANCING OPTIONS

Two financing scenarios are available from our preferred lender — **25% down and 50% down** — including **2/1 buydown options** that can significantly reduce payments in the early years. Additional structures tailored to your client's needs are available upon request.

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