

MID CENTURY MODERN

FALSE

Turnkey Licensed Short-Term Rental - EVERYTHING IS INCLUDED

Proforma Profit & Loss Report

79371 Bowden Drive, Bermuda Dunes CA 92203

1977 Square Feet | 4 Bedrooms | 2 Bathrooms



BrokerPowers.com

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	REVEDY Proforma Results Owner-Managed	Avg. Daily Rate \$500	REVEDY Proforma Results Professionally Managed	Avg. Daily Rate \$500
\$800,000 STR Purchase Price (Includes Furniture)	Anticipated Appraisal: \$800,000			
	Date STR Opened for Business: Jan-2021			
	Maximum Number of Guests: 12			
	Scheduled Rental Income at 100% Occupancy: \$182,337			
	VACANCY RATE: (\$58,348)			
OWNER'S TOTAL GROSS RENTAL INCOME (After Cleaning Fees & TOT):	\$123,989	32% Vacancy Rate	# Days Booked	248
	68% Occupancy Rate		248	
TRANSIENT OCCUPANCY TAX (Per STR Ordinance):		10.0% TOT Already Deducted from Gross Income		10.0% TOT Already Deducted from Gross Income
PROFESSIONAL PROPERTY MGT. FEE:	-0-	N/A (Owner-Managed)	(\$24,798)	20% Property Management Fee (Estimate)
PROPERTY TAX:	(\$9,796)	1.2245% of Purchase Price	(\$9,796)	1.2245% of Purchase Price
SHORT-TERM RENTAL LICENSE FEE:	(\$740)	\$740 Annual STR License Fee Per STR Ordinance	(\$740)	\$740 Annual STR License Fee Per STR Ordinance
HOMEOWNER & STR LIABILITY INSURANCE:	(\$2,000)	\$167 Avg. Monthly Insurance Cost Estimate	(\$2,000)	\$167 Avg. Monthly Insurance Cost Estimate
ADVERTISING:	(\$500)	\$42 Avg. Monthly Advertising Cost Estimate	-0-	-0- Advertising is Included in Property Mgt. Fee
SUPPLIES:	(\$1,440)	\$120 Avg. Monthly Supplies Cost Estimate	-0-	-0- Supplies are Included in Property Mgt. Fee
INTERNET & TV:	(\$2,400)	\$200 Avg. Monthly Internet & TV Bill Estimate	(\$2,400)	\$200 Avg. Monthly Internet & TV Bill Estimate
GARDENER SERVICE:	(\$1,800)	\$150 Avg. Monthly Gardener Service Estimate	(\$1,800)	\$150 Avg. Monthly Gardener Service Estimate
POOL SERVICE:	(\$2,400)	\$200 Avg. Monthly Pool or HT Service Estimate	(\$2,400)	\$200 Avg. Monthly Pool or HT Service Estimate
PEST CONTROL:	(\$360)	\$30 Avg. Monthly Pest Control Cost Estimate	(\$360)	\$30 Avg. Monthly Pest Control Cost Estimate
TRASH COLLECTION:	-0-	FALSE Avg. Monthly Trash Service Cost (Per Seller)	-0-	FALSE Avg. Monthly Trash Service Cost (Per Seller)
ELECTRICITY:	(\$4,800)	\$400 Avg. Monthly Electric Bill Estimate	(\$4,800)	\$400 Avg. Monthly Electric Bill Estimate
GAS:	(\$3,600)	\$300 Avg. Monthly Gas Bill Estimate	(\$3,600)	\$300 Avg. Monthly Gas Bill Estimate
WATER:	(\$1,200)	\$100 Avg. Monthly Water Bill Estimate	(\$1,200)	\$100 Avg. Monthly Water Bill Estimate
REPAIRS & MAINTENANCE:	(\$2,400)	\$200 Avg. Monthly Maintenance Cost Estimate	(\$2,400)	\$200 Avg. Monthly Maintenance Cost Estimate
TOTAL OPERATING EXPENSES:	(\$33,436)	27% of Gross Rental Income	(\$56,294)	45% of Gross Rental Income
NET OPERATING INCOME:	\$90,553	73% of Gross Rental Income	\$67,695	55% of Gross Rental Income
	CAP RATE	11.3%	8.5%	

	LOAN TYPE:	30-YEAR FIXED RATE	DSCR Loan	DSCR Ratio	30-YEAR FIXED RATE	DSCR Loan	DSCR Ratio
\$19,200 Interest Rate Discount Points	TOTAL EQUITY INVESTED:	\$179,200	\$176,000	1.53%	\$179,200	\$176,000	1.15%
\$160,000 20.0% Down Payment	NET OPERATING INCOME:	\$90,553	\$90,553		\$67,695	\$67,695	
\$179,200 TOTAL EQUITY INVESTED	DEBT SERVICE (Mortgage)	(\$56,304) ← 7.990%	(\$59,052) ← 8.500%		(\$56,304) ← 7.990%	(\$59,052) ← 8.500%	
	PRE-TAX CASH FLOW:	\$34,249	\$31,501		\$11,391	\$8,643	
	CASH-ON-CASH RETURN	19.1%	17.9%		6.4%	4.9%	
30-YEAR FIXED RATE Loan has Monthly Mortgage Payments of: \$4,692	Break Even Gross Revenue:	\$89,740	\$92,488		\$112,598	\$115,346	
↳ 3.00 Points Paid for Loan at a cost of: \$19,200	Break Even Occupancy Rate:	49%	51%		62%	63%	
DSCR Loan has Monthly Mortgage Payments of: \$4,921							
↳ 2.50 Points Paid for DSCR Loan totaling: \$16,000							

FALSE

The loan Interest Rate & Monthly Mortgage Payment shown is the ACTUAL Interest Rate & Monthly Mortgage Payment that a well-qualified Investor can obtain from OAKTREE Funding as of

The Proforma Revenue & Occupancy estimates were calculated by an independent STR Analysis Company (REVEDY) based on the actual performance of similar Short-Term Rentals (in the area).

Cap Rate Formula = Net Operating Income / Purchase Price

Cash-on-Cash Formula = Before Tax Cash Flow / Total Equity Invested

FALSE

12/9/23

MLS#

Contact Hans Hufstetler at (215) 353-1870 for loan details.

Version: 14.2

This document is proprietary and confidential.

This Proforma P&L Report includes revenue and occupancy projections, as well as expense estimates obtained from third-party sources.

It is important to note that the Buyer assumes full responsibility for conducting an independent evaluation of the adequacy and accuracy of the provided information, including assessing the reasonableness of the underlying assumptions.

Therefore, the Buyer agrees to release and hold harmless the Seller and Powers Realty Group from any liabilities or issues that may arise as a result of these matters.