48

Submarket Score

## 610 Saint Moritz Drive, Big Bear Lake, CA 92315, USA

**Market:** Big Bear **Submarket:** Big Bear Lake

3 Bed 2 Bath 7 Guests



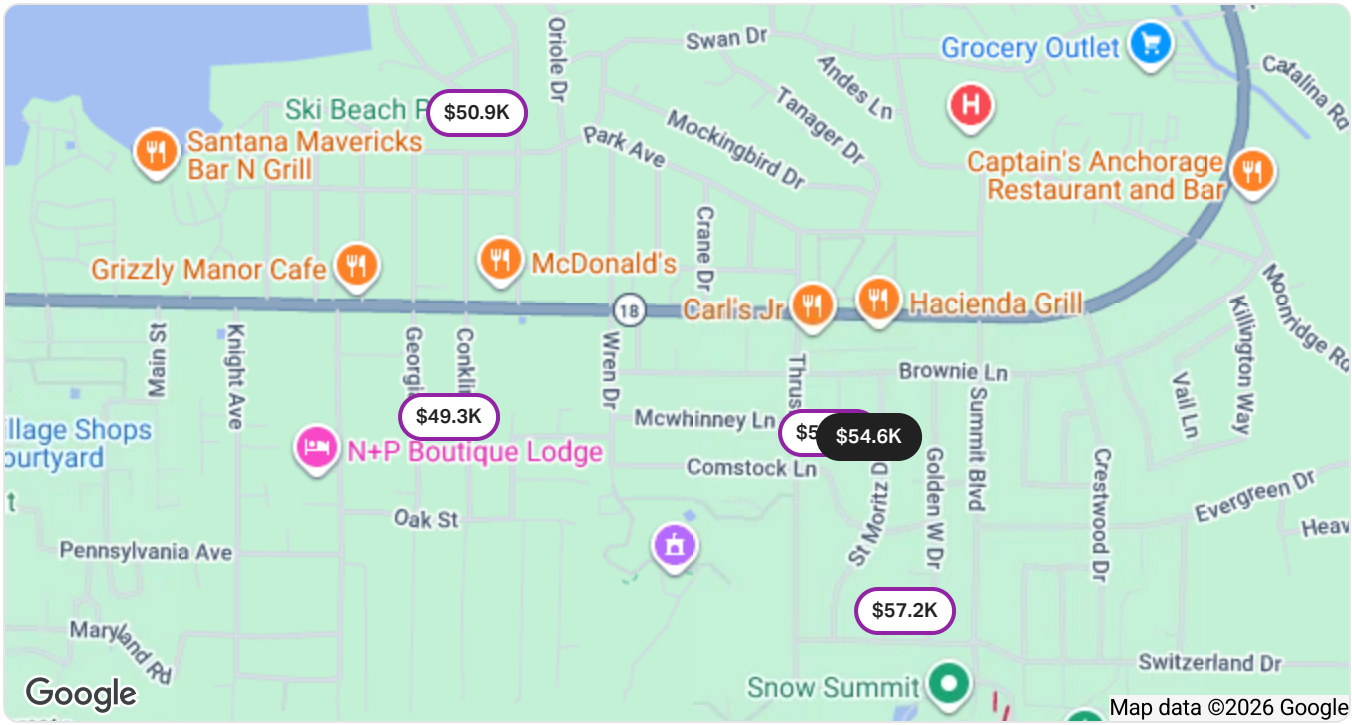
| | |
|---|---|
| Operating Expenses | $25.3K |
| Net Operating Income | $29.3K |
| Cap Rate | 4.89% |

| $54.6K | 45% | $332.4 | High |
|---|---|---|---|
| Projected Revenue | Occupancy | Average Daily Rate | Confidence Score |

## Comparable short-term rental listings

Custom Comps

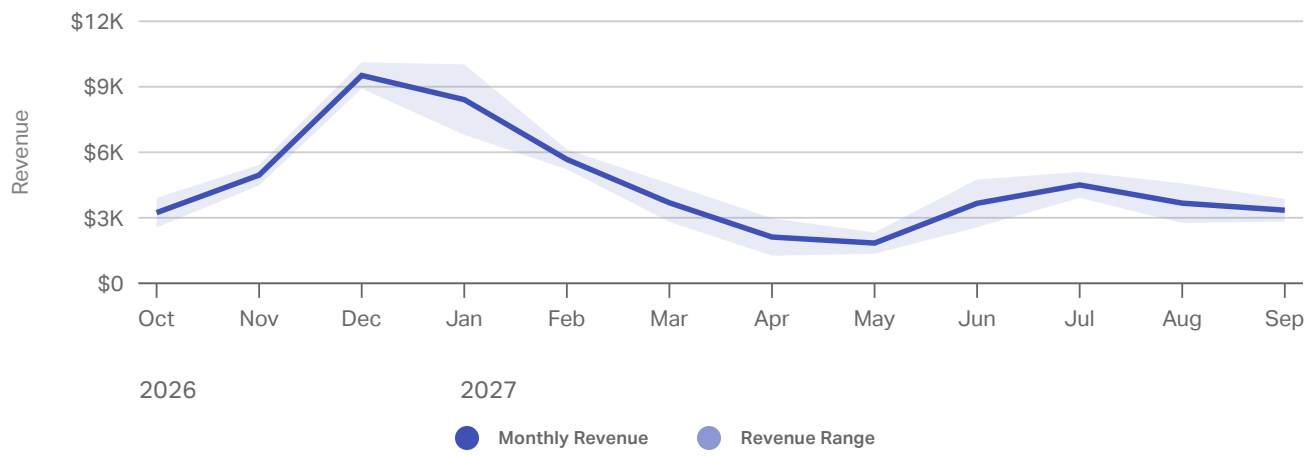
| Title | Bedrooms | Baths | Revenue Potential | Days Available | Revenue | Occupancy | ADR |
|---|---|---|---|---|---|---|---|
| Mountain Bear Chalet HotTub Pool Table Near S... | 3 | 2 | $53.1K | 343 | $50.2K | 39% | $395 |
| Swiss Bliss, Ideal Ski Retreat, Play Set, Hot Tub! | 3 | 2 | $59K | 354 | $57.2K | 52.5% | $307.4 |
| Alpine Villa - Walk to the Main Village and Lake | 3 | 2 | $52.6K | 346 | $49.3K | 58.7% | $243 |
| All Newly Renovated 3 Bedroom Cabin With Hot ... | 3 | 2 | $53.9K | 340 | $50.9K | 46.3% | $368.8 |



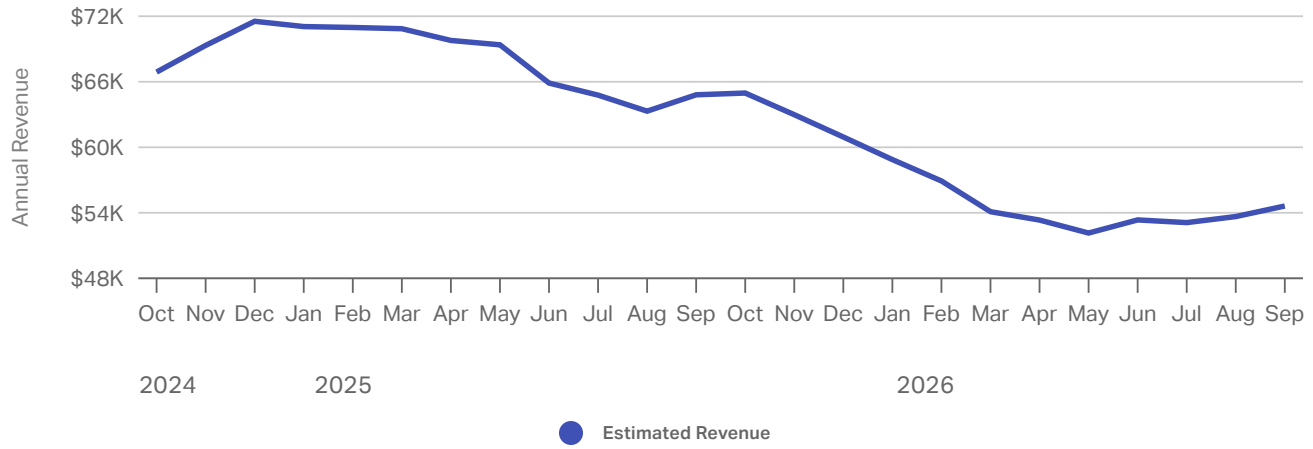
## Comparable short-term rental amenities

| | | | |
|---|---|---|---|
| Air Conditioning | 25% | Parking | 100% |
| Dryer | 50% | Pool | 0% |
| Heating | 100% | Cable TV | 75% |
| Hot Tub | 75% | Washer | 50% |
| Kitchen | 100% | Wireless Internet | 100% |

### What is the projected monthly revenue over the next year?




### How has the annual projected revenue changed over time?




### How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

### How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.

# Short-Term Rental Projection

## 610 St. Moritz Drive

## Big Bear Lake, CA 92315

*Renovated true log-style cabin • Separate loft & dedicated game room • Walking distance to Snow Summit*

### Property Summary

3 bedroom, 2 bath home with a separate loft and dedicated game room. Approximately 1,525 square feet on a 7,238 square foot lot. The home is a full true log-style cabin that has been renovated. Location is in the Summit Estates area with walking distance access to the Snow Summit ski slopes.

### Market Context

Big Bear Lake is a dual-season mountain market. Demand is driven by skiing and snowboarding at Snow Summit and Bear Mountain in the winter, and by lake and outdoor activities in the summer. Current market averages across roughly 2,600 active short-term rentals are approximately $45,000 in annual gross revenue, with an average daily rate near $400 and occupancy around 36%. Three-bedroom properties average closer to $48,000–$50,000. Homes within walking distance of the slopes generally outperform the broader market average.

### Projected Gross Annual Revenue

The ranges below reflect current market data, comparable walk-to-slopes 3-bedroom renovated log cabins in the Snow Summit area, and the typical revenue lift associated with a private hot tub in mountain markets. The loft and separate game room are treated as positive amenities that support stronger rates and occupancy from families and groups. Figures have been adjusted to a more conservative outlook.

| Scenario | ADR | Occupancy | Gross Annual Revenue |
|---|---|---|---|
| Without Spa | $310 – $340 | 40% – 45% | $43,000 – $54,000 |
| With Private Spa | $355 – $395 | 45% – 51% | $59,000 – $74,000 |

A realistic midpoint for this property is approximately $48,000 without a spa and approximately $65,000 with a private spa. The walk-to-slopes location is the primary advantage. A private hot tub is one of the higher-return amenities in this market and is commonly used as a search filter by guests, particularly in winter and shoulder seasons.

### Seasonality

Revenue is concentrated in the winter months (especially December through February) and again in the summer. December is typically the strongest single month. Spring and early fall are softer periods. Dynamic pricing is important to capture peak rates while maintaining occupancy in the shoulder seasons.

### Notes

Figures are gross revenue estimates before operating expenses, including cleaning, utilities, supplies, platform fees, property management, insurance, taxes, and any hot tub operating costs. Results assume competent management,

dynamic pricing, professional photography, and consistent guest ratings. Actual performance will vary with snow conditions, competition, and management quality. This projection is provided for informational purposes in connection with the listing and is not a guarantee of future results.

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