



## Chris Willard

Owner | A-Chalet, Exceptional Stays in the Big Bear Area

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## Property Earning Potential



Submarket Score

154 Lodgepole Place,  
Big Bear Lake, CA, USA

Market: Big Bear Submarket: Big Bear Lake

4 Bed 3 Bath 11 Guests

Operating Expenses

\$40.6K

Net Operating Income

\$62.4K

Cap Rate

6.57%



\$102.9K

Projected  
Revenue

52.5%

Occupancy

\$537.3

Average  
Daily Rate

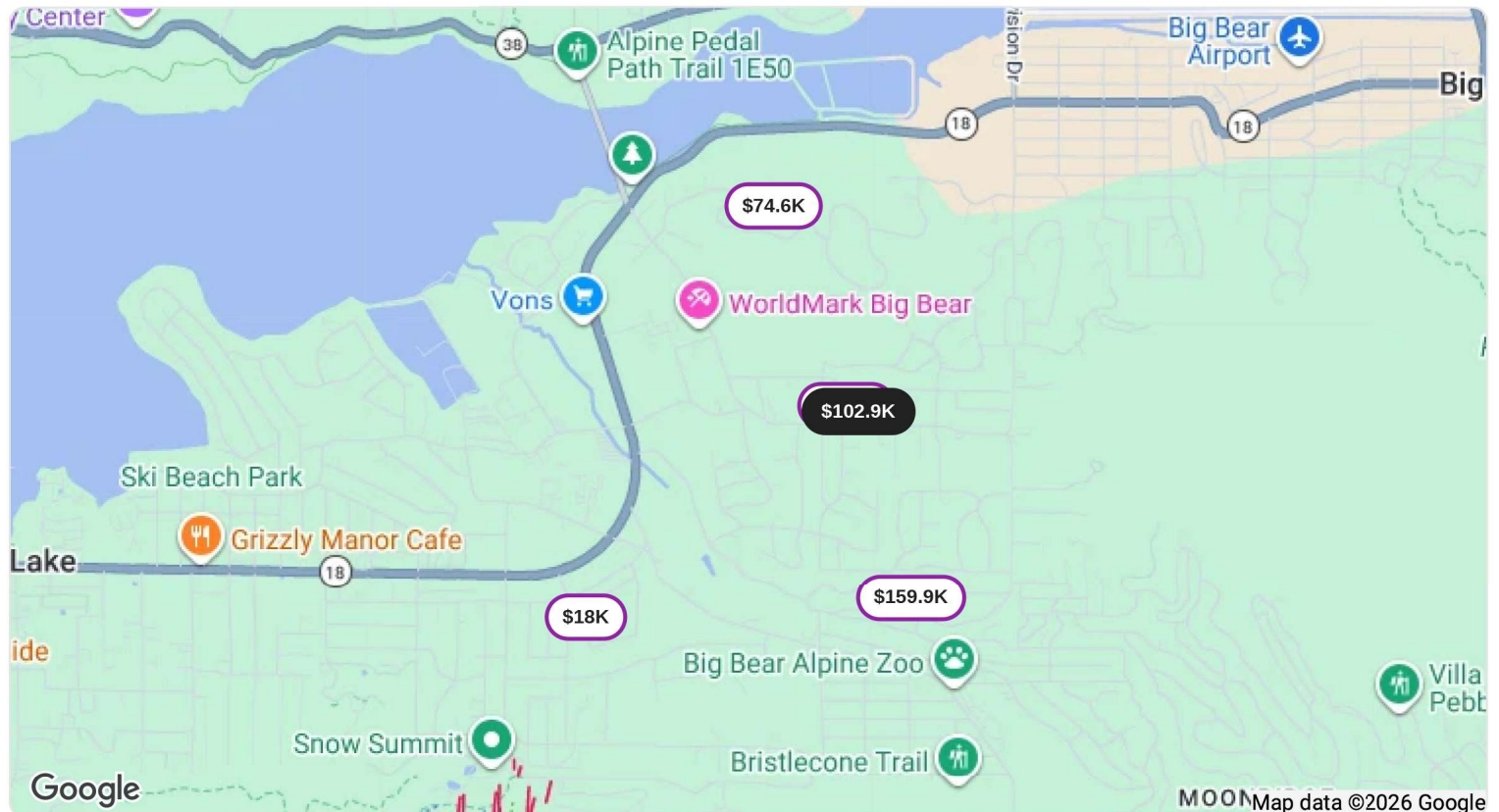
Medium

Confidence  
Score

## Comparable short-term rental listings

Custom Comps

| Title                                              | Bedrooms | Baths | Revenue Potential | Days Available | Revenue  | Occupancy | ADR     |
|----------------------------------------------------|----------|-------|-------------------|----------------|----------|-----------|---------|
| Winter Park Cabin: Spacious + Games + Spa + Family | 4        | 3     | \$94.2K           | 115            | \$18K    | 30.1%     | \$530.4 |
| Majestic Pines Estate Big Bear                     | 4        | 3.5   | \$77.4K           | 351            | \$74.6K  | 42.2%     | \$504.3 |
| Cougar Creek   epic movie theater, spa + game room | 4        | 4     | \$164.9K          | 353            | \$159.9K | 70.8%     | \$639.6 |
| Epic Zen Retreat - spa, games & basketball court   | 4        | 3.5   | \$75.2K           | 350            | \$72.5K  | 33.1%     | \$690.6 |



AIRDNA.CO

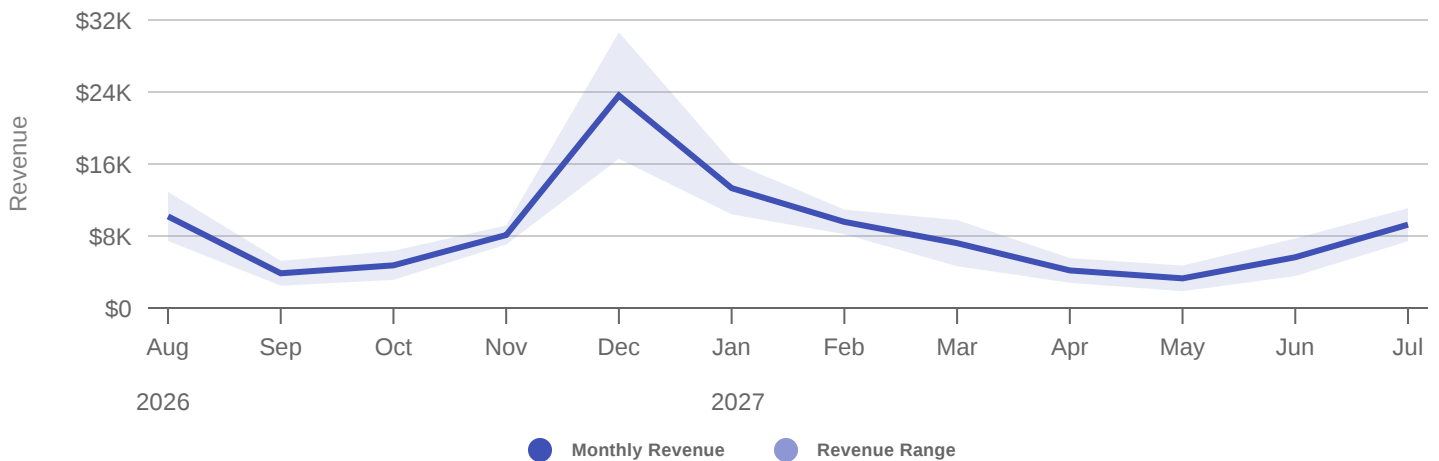
154 LODGEPOLE PL, BIG BEAR LAKE, CA 92315

## Comparable short-term rental amenities

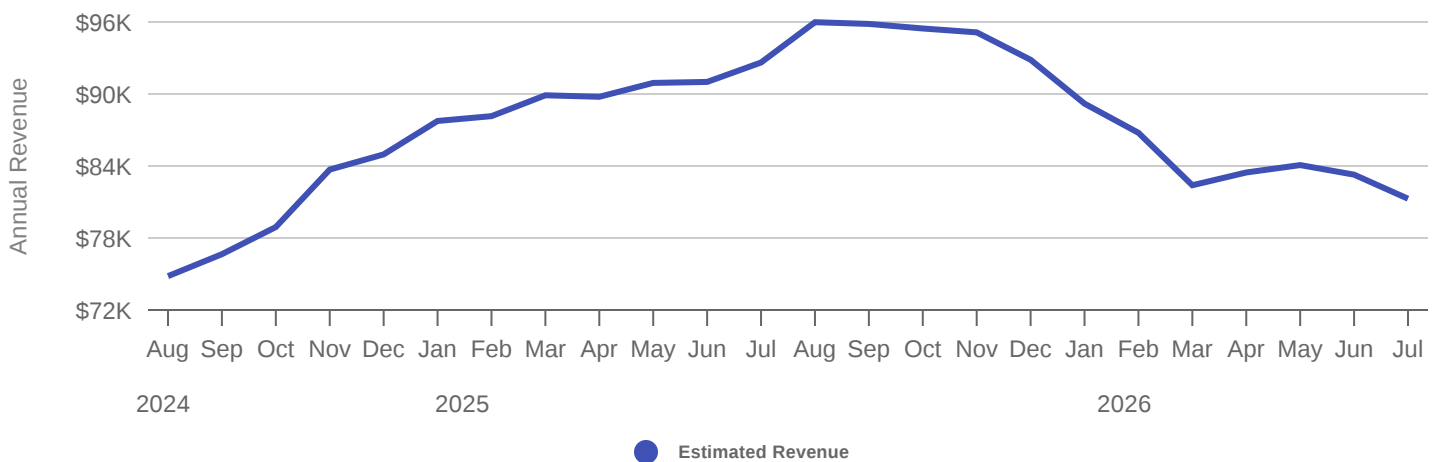
|                                                                                 |                  |     |
|---------------------------------------------------------------------------------|------------------|-----|
|  | Air Conditioning | 50% |
|  | Dryer            | 50% |
|  | Heating          | 75% |
|  | Hot Tub          | 75% |
|  | Kitchen          | 75% |

|                                                                                   |                   |      |
|-----------------------------------------------------------------------------------|-------------------|------|
|  | Parking           | 100% |
|  | Pool              | 25%  |
|  | Cable TV          | 75%  |
|  | Washer            | 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.

