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SHORT-TERM RENTAL

Twentynine Palms
Turnkey Licensed Short-Term Rental - EVERYTHING IS INCLUDED
Proforma Profit & Loss Report
6969 Mantonya Road, Twentynine Palms CA 92277
2158 Square Feet | 3 Bedrooms | 3 Bathrooms

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<div><div>\$749,900 STR Purchase Price (Includes Furniture)</div><div>Anticipated Appraisal: \$749,900 Date STR Opened for Business: Sep-2021 Maximum Number of Guests: 8 Scheduled Rental Income at 100% Occupancy: VACANCY RATE: OWNERS TOTAL GROSS RENTAL INCOME (After Cleaning Fees & TOT): TRANSIENT OCCUPANCY TAX (Per STR Ordinance): PROFESSIONAL PROPERTY MGT. FEE: PROPERTY TAX: SHORT-TERM RENTAL LICENSE FEE: HOMEOWNER & STR LIABILITY INSURANCE: ADVERTISING: SUPPLIES: INTERNET & TV: NO GARDENER REQUIRED: POOL SERVICE: PEST CONTROL: TRASH COLLECTION: ELECTRICITY: GAS: WATER: REPAIRS & MAINTENANCE: TOTAL OPERATING EXPENSES: NET OPERATING INCOME:</div></div>	<div><div>REVEDY</div><div>Proforma Results</div><div>Owner-Managed</div><div>Avg. Daily Rate</div><div>\$468</div><div>Avg. Daily Rate</div><div>\$468</div><div># Days Booked</div><div>219</div><div>40% Vacancy Rate</div><div>60% Occupancy Rate</div><div>\$102,494</div><div>9.0% TOT Already Deducted from Gross Income</div><div>-0-</div><div>N/A (Owner-Managed)</div><div>1.0515% of Purchase Price</div><div>(\$7,885)</div><div>\$850 Annual STR License Fee Per STR Ordinance</div><div>(\$850)</div><div>\$83 Avg. Monthly Insurance Cost (Per Seller)</div><div>(\$1,000)</div><div>\$42 Avg. Monthly Advertising Cost Estimate</div><div>(\$500)</div><div>\$60 Avg. Monthly Supplies Cost (Per Seller)</div><div>(\$720)</div><div>\$200 Avg. Monthly Internet & TV Bill (Per Seller)</div><div>(\$2,400)</div><div>-0- Gardener Not Required (Per Seller)</div><div>(\$1,800)</div><div>\$150 Avg. Monthly Pool/HT Service Cost (Per Seller)</div><div>(\$360)</div><div>\$30 Avg. Monthly Pest Control Cost Estimate</div><div>(\$900)</div><div>\$75 Avg. Monthly Trash Service Cost (Per Seller)</div><div>(\$7,800)</div><div>\$650 Avg. Monthly Electric Bill (Per Seller)</div><div>(\$780)</div><div>\$65 Avg. Monthly Gas Bill (Per Seller)</div><div>(\$600)</div><div>\$50 Avg. Monthly Water Bill (Per Seller)</div><div>(\$600)</div><div>\$50 Avg. Monthly Maintenance Cost (Per Seller)</div><div>(\$26,195)</div><div>26% of Gross Rental Income</div><div>\$76,299</div><div>74% of Gross Rental Income</div></div>	
	<div><div>REVEDY</div><div>Proforma Results</div><div>Professionally Managed</div><div>Avg. Daily Rate</div><div>\$468</div><div>Avg. Daily Rate</div><div>\$468</div><div># Days Booked</div><div>219</div><div>40% Vacancy Rate</div><div>60% Occupancy Rate</div><div>\$102,494</div><div>9.0% TOT Already Deducted from Gross Income</div><div>(\$15,374)</div><div>15% Property Management Fee (Estimate)</div><div>1.0515% of Purchase Price</div><div>(\$7,885)</div><div>\$850 Annual STR License Fee Per STR Ordinance</div><div>(\$850)</div><div>\$83 Avg. Monthly Insurance Cost (Per Seller)</div><div>(\$1,000)</div><div>\$42 Avg. Monthly Advertising Cost Estimate</div><div>-0-</div><div>\$60 Avg. Monthly Supplies Cost (Per Seller)</div><div>-0-</div><div>\$200 Avg. Monthly Internet & TV Bill (Per Seller)</div><div>(\$2,400)</div><div>-0- Gardener Not Required (Per Seller)</div><div>(\$1,800)</div><div>\$150 Avg. Monthly Pool/HT Service Cost (Per Seller)</div><div>(\$360)</div><div>\$30 Avg. Monthly Pest Control Cost Estimate</div><div>(\$900)</div><div>\$75 Avg. Monthly Trash Service Cost (Per Seller)</div><div>(\$7,800)</div><div>\$650 Avg. Monthly Electric Bill (Per Seller)</div><div>(\$780)</div><div>\$65 Avg. Monthly Gas Bill (Per Seller)</div><div>(\$600)</div><div>\$50 Avg. Monthly Water Bill (Per Seller)</div><div>(\$600)</div><div>\$50 Avg. Monthly Maintenance Cost (Per Seller)</div><div>(\$40,349)</div><div>39% of Gross Rental Income</div><div>\$62,145</div><div>61% of Gross Rental Income</div></div>	
	<div><div>CAP RATE</div><div>10.2%</div><div>Owner Managed</div><div>8.3%</div><div>Professionally Managed</div></div>	

<div><div>\$11,998 Interest Rate Discount Points</div><div>\$149,980 20.0% Down Payment</div><div>\$161,978 TOTAL EQUITY INVESTED (Conventional Loan)</div><div>CONVENTIAL (30-Year Fixed) Loan has Monthly Mortgage Payments of: \$4,093</div><div>2.00 Points Paid for Loan at a cost of: \$11,998</div><div>DSCR Loan has Monthly Mortgage Payments of: \$4,093</div><div>2.00 Points Paid for DSCR Loan totaling: \$11,998</div></div>	<div><div>LOAN TYPE:</div><div>CONVENTIAL (30-Year Fixed)</div><div>DSCR Loan</div><div>TOTAL EQUITY INVESTED:</div><div>\$161,978</div><div>\$161,978</div><div>NET OPERATING INCOME:</div><div>\$76,299</div><div>\$76,299</div><div>DEBT SERVICE (Mortgage)</div><div>(\$49,110) Interest Rate 7.250%</div><div>(\$49,110) Interest Rate 7.250%</div><div>ANNUAL PRE-TAX CASH FLOW:</div><div>\$27,189</div><div>\$27,189</div><div>CASH-ON-CASH RETURN</div><div>16.8%</div><div>16.8%</div><div>Owner Managed</div></div>	
	<div><div>CONVENTIAL (30-Year Fixed)</div><div>DSCR Loan</div><div>\$161,978</div><div>\$161,978</div><div>\$62,145</div><div>\$62,145</div><div>(\$49,110) Interest Rate 7.250%</div><div>(\$49,110) Interest Rate 7.250%</div><div>\$13,035</div><div>\$13,035</div><div>8.0%</div><div>8.0%</div><div>Professionally Managed</div></div>	

The STR cannot be advertised (or host guests) until the new owner receives the hard copy of the new STR permit, which takes approximately 30 to 45 days to process. A Property Safety Inspection is required before a STR permit will be issued.

The loan Interest Rate & Monthly Mortgage Payment shown is the ACTUAL Interest Rate & Monthly Mortgage Payment that a well-qualified Investor can obtained from OAKTREE Funding as of 2/10/25

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).

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This document is proprietary and confidential.

Cap Rate Formula = Net Operating Income / Purchase Price

Cash-on-Cash Formula = Annual Pre-Tax Cash Flow / Total Equity Invested

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.