51

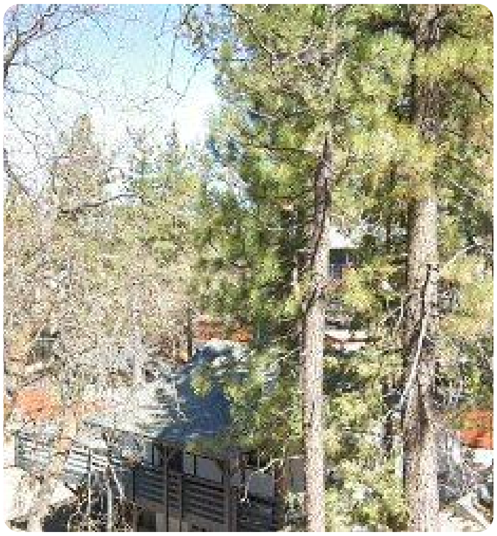
Submarket Score

580 Lucerne Drive, Big Bear Lake, CA, USA

Market: Big Bear Submarket: Big Bear Lake

3 Bed 2 Bath 8 Guests

Operating Expenses	$25.3K
Net Operating Income	$41.9K
Cap Rate	8.08%



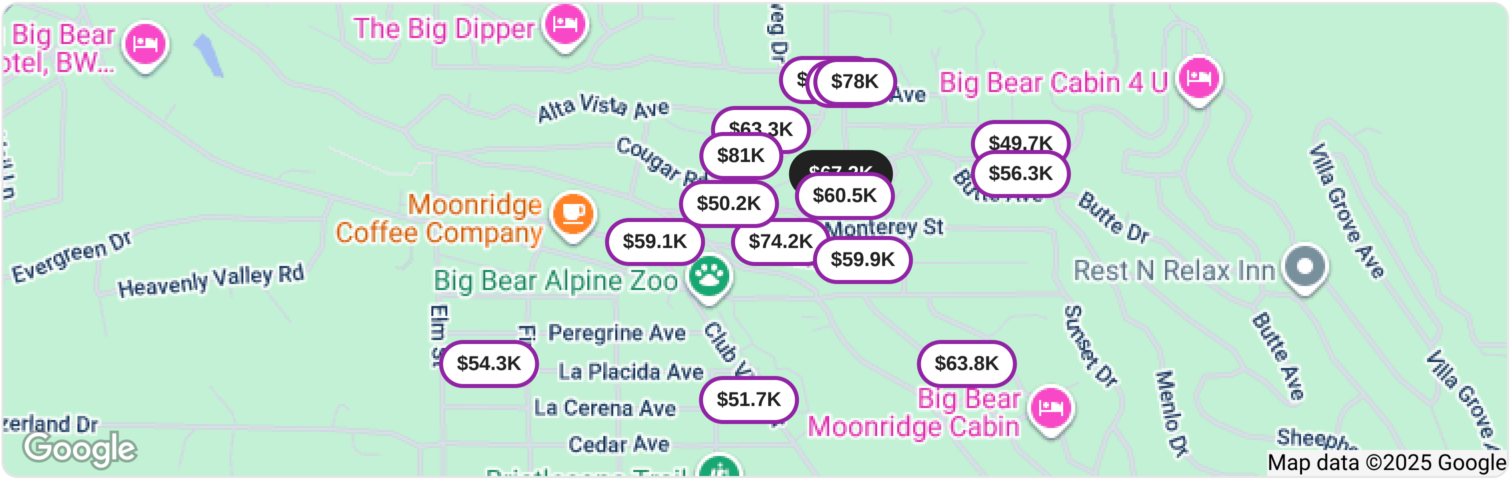
$67.2K	48%	$385	High
Projected Revenue	Occupancy	Average Daily Rate	Confidence Score

Comparable short-term rental listings

Custom Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Moonridge A-Frame Beauty-Central Heat/AC- Hot Tub	3	2	$76.2K	360	$74.2K	45%	$455
NEW! EV Luxe Big Bear Ski Cabin w/HotTub+Big Views	3	2.5	$50.3K	347	$49.7K	29%	$487
*Big Bear Arktos Jewel*Hot Tub*Pool Table*Central*	3	2	$97.2K	138	$63.3K	62%	$736
ALINA'S BIG BEAR FIREHOUSE W/ HOT TUB & GAM…	3	2	$75.2K	361	$74.7K	50%	$417
Casa Eliiana • Close to Bear Mtn Parking • Spa	3	2	$81K	365	$81K	59%	$375
Stunning Moonridge Retreat Jacuzzi, firetable, BBQ	3	2	$57.6K	358	$56.3K	42%	$372
Beautiful Views! Master Suite! Hot Tub! Pets OK!	3	2.5	$59.1K	362	$59.1K	48%	$343
Amazing Views w/Gated Yard 4 Dogs Jacuzzi King Bed	3	2	$63.8K	365	$63.8K	51%	$341
*Green Canoe Cabin*Central Moonridge Cabin*Hot Tub	3	2	$54.8K	320	$54.3K	29%	$590
Bear View Escape: Near Zoo, Golf,Pool Table!	3	2	$62.3K	326	$60.5K	56%	$330
Bear Hug Hideaway	3	2	$61.4K	354	$59.9K	50%	$338
Cozy 2 Story Cabin W/ Pool Table & Hot Tub	3	1.5	$71.1K	330	$61K	53%	$350

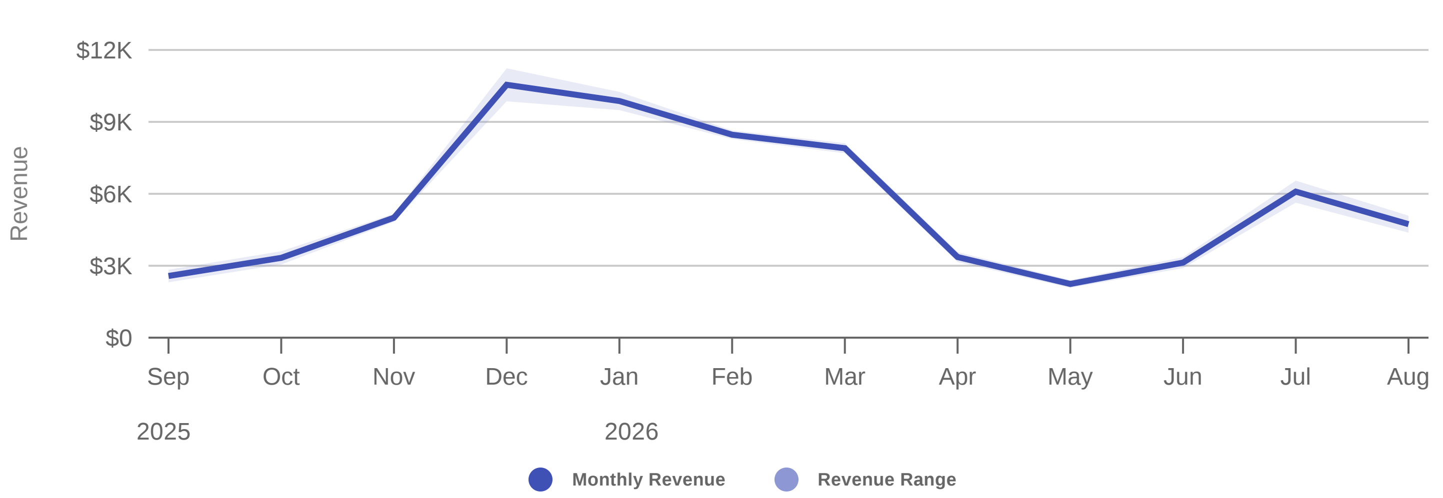
+ 3 additional listings in comp set



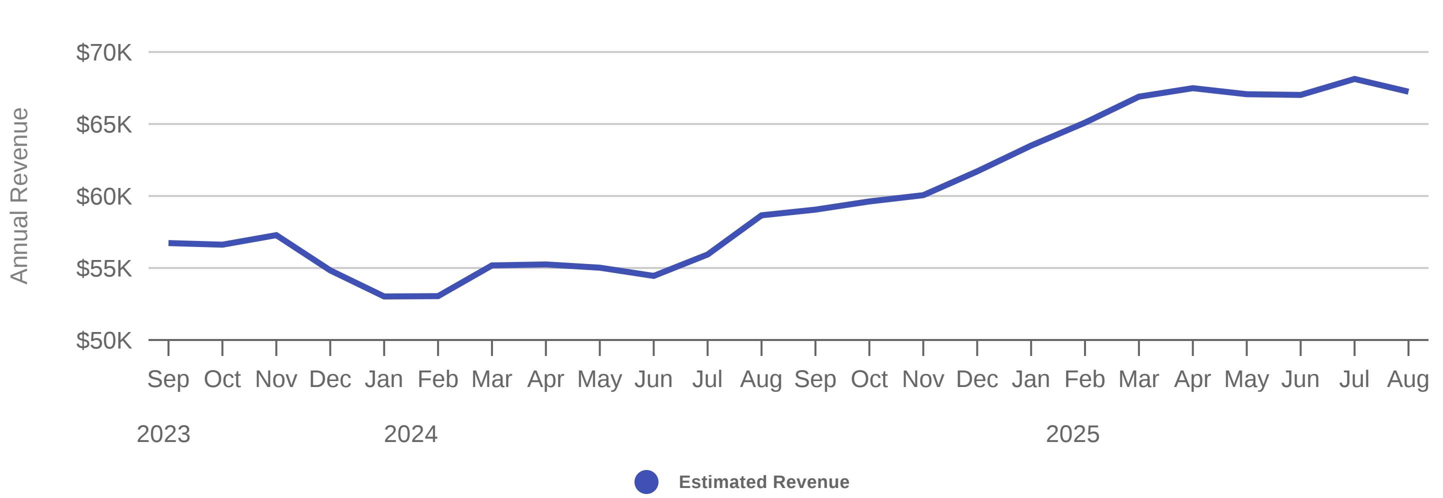
Comparable short-term rental amenities

Air Conditioning	20%	Parking	100%
Dryer	87%	Pool	53%
Heating	100%	Cable TV	87%
Hot Tub	53%	Washer	87%
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.