

462 Westbourne St. La Jolla, CA 92037

HOME HIGHLIGHTS

5BD/3+2-1/2BA ☆ 3,530esf ☆ Sleeps 12

Roof Deck Views ★ Brand New Construction ★ High End Finishes

PROFORMA INCOME	# Nights	Nightly Rate	% Occupancy	Annual
Base	97	\$740	40%	\$28,712
Low Shoulder	78	\$890	50%	\$34,710
High Shoulder	60	\$1,070	60%	\$38,520
Off Peak	77	\$1,290	75%	\$74,498
Peak	53	\$1,550	90%	\$73,935
Total Gross Income				\$250,375
PROFORMA OPERATING EXPENSES				
Management Fee				\$50,075
Utilities				\$7,200
Advertising				\$1,650
Repairs & Maintenance				\$9,000
Supplies				\$3,600
Total Operating Expenses				\$71,525
PROFORMA NOI (before Property Taxes & Insurance)				\$178,850

