

1703 La Playa Ave Unit B, San Diego, CA 92109

HOME HIGHLIGHTS

3BD/3BA ☆ 1,945sf ☆ Sleeps 8

2 Blocks to Mission Bay ★ Newly Remodeled ★ A/C

PROFORMA INCOME	# Nights	Nightly Rate	% Occupancy	Annual
Base	97	\$305	40%	\$11,384
Low Shoulder	78	\$415	50%	\$16,185
High Shoulder	60	\$495	60%	\$17,820
Off Peak	77	\$589	75%	\$34,015
Peak	53	\$699	90%	\$33,342
Total Gross Income				\$112,746

PROFORMA OPERATING EXPENSES

Management Fee	\$22,549
Utilities	\$4,800
Advertising	\$1,500
Repairs & Maintenance	\$5,400
Supplies	\$2,160
HOA fees	\$4,440
Total Operating Expenses	\$40,849

PROFORMA NOI (before Property Taxes & Insurance)

\$71,897

