



# Rental Projections Pro Forma Summary

41654 Tanager Dr, Big Bear Lake, CA 92315

**Total Projected Gross Revenue: \$94,447** (From \$77,000 to \$114,000 based on market conditions and pricing)

**Total Projected NET proceeds: \$68,947** (From \$56,000 to \$83,000 based on market conditions, pricing, and net of 27% commission)

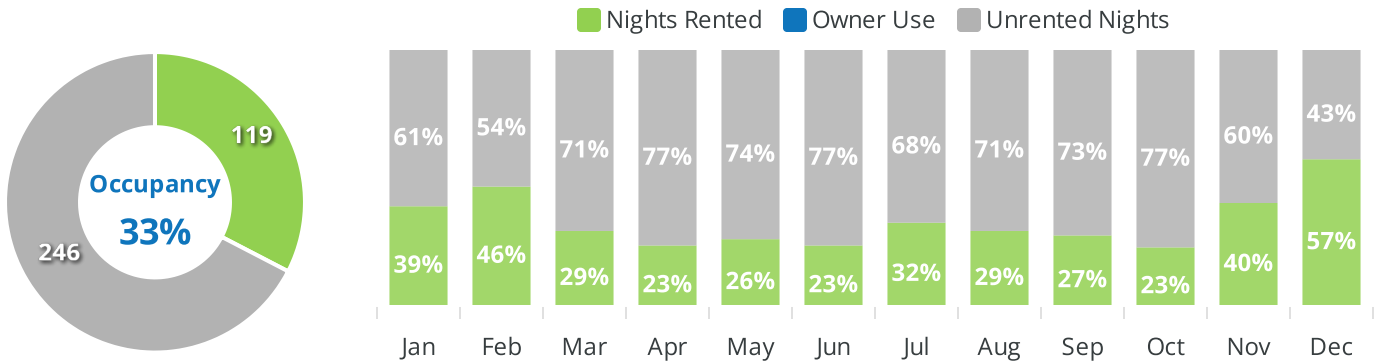
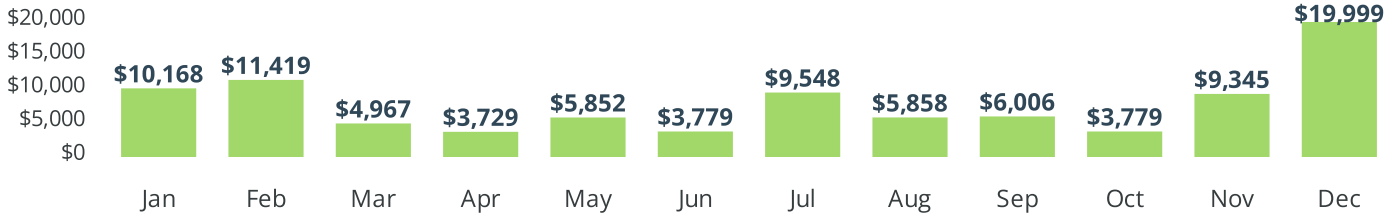
**Total Projected Nights Rented**  
**119**

**Total Days Owner Enjoyment**  
**0**

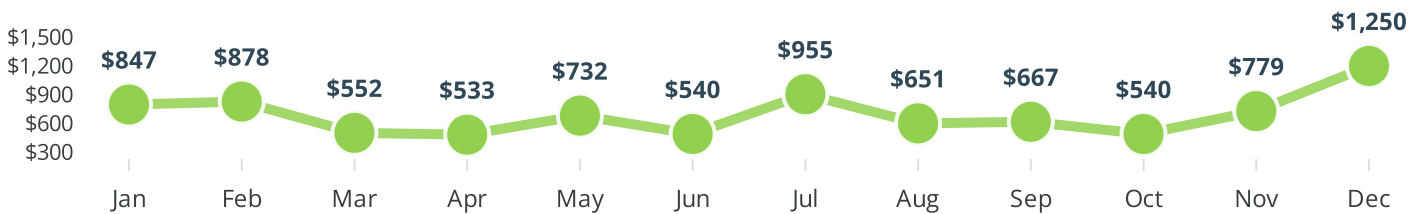
**Occupancy**  
**33%**

**Average Nightly Rate**  
**\$794**

## Total Projected Gross Revenue: \$94,447



## Average Nightly Rate: \$794



### Rental Projections Prepared By

**Christina Lindsey**

[christina@bigbearvacations.com](mailto:christina@bigbearvacations.com)

909-746-7985

<https://www.bigbearvacations.com/>

**August 25, 2023**

### Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$60,446	\$68,002	\$75,558	\$83,114	\$90,669
	90%	\$68,002	<b>\$76,502</b>	<b>\$85,003</b>	<b>\$93,503</b>	\$102,003
	100%	\$75,558	<b>\$85,003</b>	<b>\$94,447</b>	<b>\$103,892</b>	\$113,337
	110%	\$83,114	<b>\$93,503</b>	<b>\$103,892</b>	<b>\$114,281</b>	\$124,671
	120%	\$90,669	\$102,003	\$113,337	\$124,671	\$136,004





# Rental Projections Pro Forma Details

41654 Tanager Dr, Big Bear Lake, CA 92315

This projection is based on having access during peak weekends and holidays.

**Bedrooms** 4 **Bathrooms** 4 **Square Footage** 3,132  
**Property Value / Listed Price** \$979,000  
**Key Attributes** n/a  
**Property Link** [https://www.zillow.com/homes/41654-Tanager-Dr-Big-Bear-Lake,-CA-92315\\_rb/17386079\\_zpid/](https://www.zillow.com/homes/41654-Tanager-Dr-Big-Bear-Lake,-CA-92315_rb/17386079_zpid/)

Month	Season	Number of Days	Owner Use	Available Nights	Nights Rented	Unrented Nights	Target Rates	Acceptable Discount	Lowest Target Rate	Occupancy %	Gross Revenue
January	Winter Midweek	22	0	22	3	19	\$550	15%	\$468	14%	\$1,403
January	Winter Weekend	6	0	6	6	0	\$825	10%	\$743	100%	\$4,455
January	MLK Holiday	3	0	3	3	0	\$1,513	5%	\$1,437	100%	\$4,311
February	Winter Midweek	19	0	19	4	15	\$550	15%	\$468	21%	\$1,870
February	Winter Weekend	6	0	6	6	0	\$825	10%	\$743	100%	\$4,455
February	President's Day	3	0	3	3	0	\$1,788	5%	\$1,698	100%	\$5,094
March	Spring Midweek	23	0	23	3	20	\$550	15%	\$468	13%	\$1,403
March	Spring Weekend	8	0	8	6	2	\$660	10%	\$594	75%	\$3,564
April	Spring Midweek	22	0	22	3	19	\$550	10%	\$495	14%	\$1,485
April	Spring Weekend	8	0	8	4	4	\$660	15%	\$561	50%	\$2,244
May	Memorial Day	3	0	3	3	0	\$1,100	5%	\$1,045	100%	\$3,135
May	Spring Midweek	22	0	22	2	20	\$550	15%	\$468	9%	\$935
May	Spring Weekend	6	0	6	3	3	\$660	10%	\$594	50%	\$1,782
June	Spring Midweek	22	0	22	3	19	\$550	15%	\$468	14%	\$1,403
June	Spring Weekend	8	0	8	4	4	\$660	10%	\$594	50%	\$2,376
July	4th Of July Holiday	4	0	4	4	0	\$1,485	5%	\$1,411	100%	\$5,643
July	Summer Midweek	21	0	21	2	19	\$550	15%	\$468	10%	\$935
July	Summer Weekend	6	0	6	4	2	\$825	10%	\$743	67%	\$2,970
August	Summer Midweek	23	0	23	3	20	\$550	15%	\$468	13%	\$1,403
August	Summer Weekend	8	0	8	6	2	\$825	10%	\$743	75%	\$4,455
September	Labor Day Holiday	3	0	3	3	0	\$990	5%	\$941	100%	\$2,822
September	Fall Midweek	24	0	24	3	21	\$550	15%	\$468	13%	\$1,403
September	Fall Weekend	6	0	6	3	3	\$660	10%	\$594	50%	\$1,782
October	Fall Midweek	23	0	23	3	20	\$550	15%	\$468	13%	\$1,403
October	Fall Weekend	8	0	8	4	4	\$660	10%	\$594	50%	\$2,376
November	Thanksgiving Holiday	4	0	4	4	0	\$1,375	5%	\$1,306	100%	\$5,225
November	Fall Midweek	20	0	20	5	15	\$550	15%	\$468	25%	\$2,338
November	Fall Weekend	6	0	6	3	3	\$660	10%	\$594	50%	\$1,782
December	Winter Midweek	11	0	11	3	8	\$550	15%	\$468	27%	\$1,403
December	Winter Weekend	4	0	4	2	2	\$825	10%	\$743	50%	\$1,485
December	Pre Christmas Holiday	5	0	5	3	2	\$1,238	5%	\$1,176	60%	\$3,527
December	Christmas Holiday	4	0	4	4	0	\$1,650	5%	\$1,568	100%	\$6,270
December	New Years Holiday	4	0	4	4	0	\$1,925	5%	\$1,829	100%	\$7,315
<b>Totals</b>		<b>365</b>	<b>0</b>	<b>365</b>	<b>119</b>	<b>246</b>			<b>\$794</b>	<b>33%</b>	<b>\$94,447</b>

