

## **500 West Arenas #4**

### **Income Potential & Rental History**

This property has a proven track record of generating seasonal and short-term rental income, making it an attractive option for buyers seeking both personal use and revenue potential.

- **Peak Season (November – March):** Consistently rented at **\$6,000 per month**, capturing strong winter demand.
- **Late Winter / Spring Rental (February – May):** Achieved **\$5,000 per month**, with a **\$2,000 concession provided at the end of the stay**.
- **Summer Rental (June – August):** Secured a tenant at **\$3,000 per month**, demonstrating appeal even during off-peak months.

The variety of rental periods and tenant needs underscores the home's **flexibility and year-round desirability**. Past performance reflects **steady income potential**, while also offering possible **tax advantages related to rental activity** (buyers should verify details with their tax professional).

Whether used as a primary residence, seasonal retreat, or investment property, this home presents a compelling opportunity to offset ownership costs through rental income.