

## 4767 Ocean Blvd #410, Pacific Beach

### HOME HIGHLIGHTS

2BD+2BA ☆ 1,117sqft ☆ Sleeps 6

Ocean Front ★ Exclusive Balcony with Whitewater Ocean Views ★ Garage Parking ★ Pool + Hot Tub ★ Easy Beach Access

PROFORMA INCOME *assuming refreshed	# Nights	Nightly Rate	% Occupancy	Annual
Base	110	\$375	45%	\$ 18,563
Low Shoulder	58	\$475	55%	\$ 15,153
High Shoulder	73	\$565	60%	\$ 24,758
Off Peak	78	\$675	70%	\$ 36,855
Peak	46	\$800	90%	\$ 33,120
<b>Total Gross Income</b>				<b>\$ 128,448</b>

### PROFORMA OPERATING EXPENSES

Management Fee (18%, no cr card fee)	\$ 23,121
HOA Fees	\$ 11,664
Utilities	\$ 2,400
Advertising & Marketing	\$ 1,285
Repairs & Maintenance	\$ 2,000
Supplies	\$ 1,000
<b>Total Operating Expenses</b>	<b>\$ 41,470</b>

**PROFORMA NOI (before Property Taxes & Insurance) \$ 86,978**

