2025 Estimated FINs				
Gross Income	**$**	**65,000**		
Total Nights Booked		*275*	*75%*	*(based on hist. occp)*
Avg Nightly Rate	*$*	*236*		
Rental Commission	$	9,425	*14.5%*	
Cleaning/Linen Fee	$	6,000		
Taxes	$	4,800		
Insurance	$	3,000		
Cable/Internet	$	-	*incl.*	
Electricity	$	900		
Water/Sewer	$	-	*incl.*	
Condo Fees	$	8,400		
Total Expenses	**$**	**32,525**		
Net Income	**$**	**32,475**		
Est Value Per Cap Rate				
4.50%	**$**	**721,667**		
4.75%	**$**	**683,684**		
5.00%	**$**	**649,500**		
5.25%	**$**	**618,571**		