



Example of Second Home Vacation Rental Proforma Analysis - Full Year

4 Bedroom

Resort Homes - Beachwalk amenities, Golf cart, New Build

Sleeps 8-14

Estimated Income & Occupancy Analysis

Total Peak Days Available	99	June, July, August, Memorial Day, Labor Day, NYE	
Estimated Peak Days Rented	65	66%	Occupancy
Estimated Rent Per Peak Day	\$ 821		
Estimated Total Peak Rent	\$ 53,365		
Total Shoulder Days Available	84	May, September, October	
Estimated Shoulder Days Rented	35	42%	Occupancy
Estimated Rent Per Shoulder Day	\$ 488		
Estimated Total Shoulder Rent	\$ 17,066		
Total Non Peak Days Available	182		
Estimated Total Non-Peak Days Rented	35	19%	Occupancy
Estimated Rent Per Non Peak Day	\$ 340		
Estimated Total Non Peak Rent	\$ 11,900		
Estimated Total Days Available	365		
Estimated Total Days Rented	135	37%	Occupancy
Estimated Total Rent	\$ 82,331		
Assumed unrented days available for owner use	230		

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Prospective buyers should seek professional guidance in order
to determine their own rental criteria performance metrics.