



## **Example of Second Home Vacation Rental Proforma Analysis - Full Year**

5 Bedroom

Sleeps 10 - 16

Resort Homes - Beachwalk amenities, Golf cart, New Build

### ***Estimated Income & Occupancy Analysis***

<b>Total Peak Days Available</b>	<b>99</b>	<b>June, July, August, Memorial Day, Labor Day, NYE</b>	
Estimated Peak Days Rented	<b>65</b>	<b>66%</b>	<b>Occupancy</b>
Estimated Rent Per Peak Day	<b>\$ 925</b>		
Estimated Total Peak Rent	<b>\$ 60,125</b>		

<b>Total Shoulder Days Available</b>	<b>84</b>	<b>May, September, October</b>	
Estimated Shoulder Days Rented	<b>35</b>	<b>42%</b>	<b>Occupancy</b>
Estimated Rent Per Shoulder Day	<b>\$ 590</b>		
Estimated Total Shoulder Rent	<b>\$ 20,650</b>		

<b>Total Non Peak Days Available</b>	<b>182</b>		
Estimated Total Non-Peak Days Rented	<b>35</b>	<b>19%</b>	<b>Occupancy</b>
Estimated Rent Per Non Peak Day	<b>\$ 439</b>		
Estimated Total Non Peak Rent	<b>\$ 15,365</b>		

Estimated Total Days Available	<b>365</b>		
Estimated Total Days Rented	<b>135</b>	<b>37%</b>	<b>Occupancy</b>
Estimated Total Gross Rent	<b>\$ 96,140</b>		

<b>Assumed unrented days available for owner use</b>	<b>230</b>		
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