

This underwriting report has been certified by Revedy, the market leader in underwriting short-term rentals as an investment asset.



6126 E Pershing Ave, Scottsdale, AZ, 85254

Revedy ID: 54419 - Year Built: N/A  
7 Bed | 5.0 Bath | Sleeps 20 | 5,000 Sq Ft.  
Home Value: \$2,750,000  
Revedy AIRpraisal™: \$3,155,903



## Property Underwriting

### Revenue Analysis



**\$335,011 to \$458,761**

Projected Rental Income

**\$390,038**

Projected Rental  
Income

**9.22%**

Cap Rate

**\$253,577**

Net Operating Income

**\$253,577**

Profit

**\$1,780**

Average Daily Rate  
(ADR)

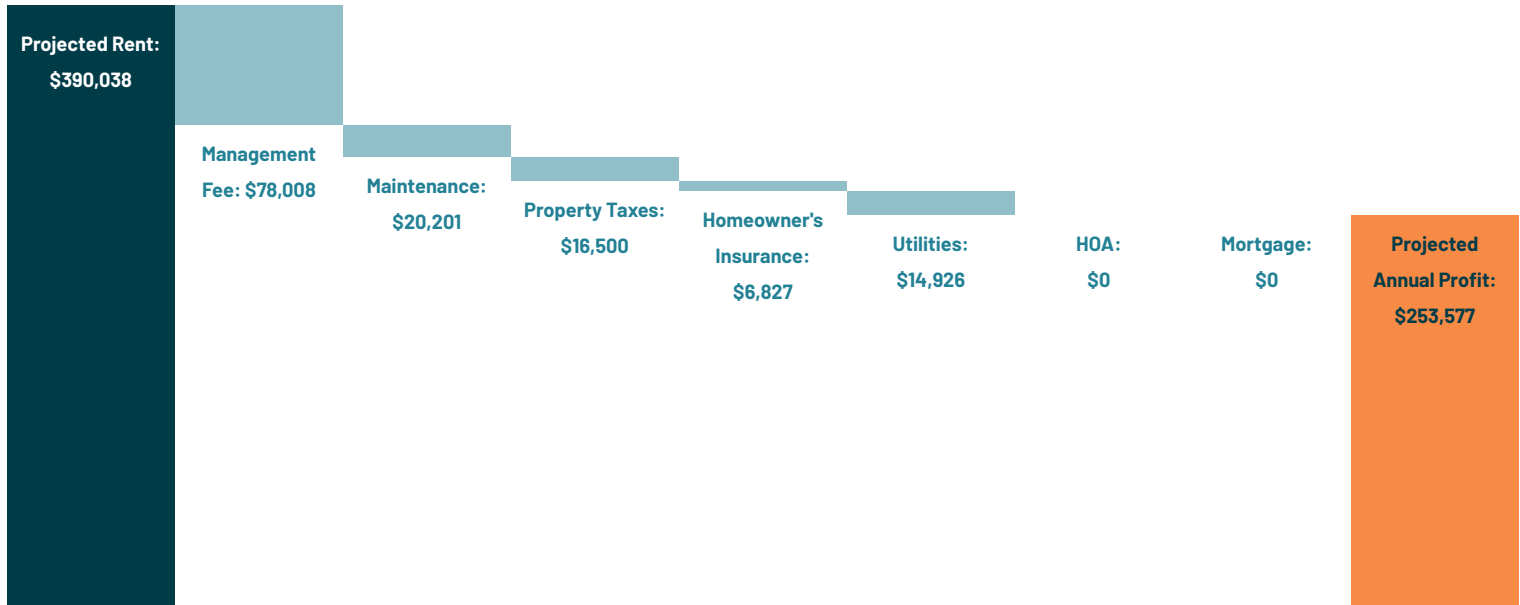
# STR Performance

## PROJECTED CASH FLOW BY MONTH

January	February	March	April	May	June	July	August	September	October	November	December
\$19,943	\$32,378	\$38,083	\$25,266	\$18,569	\$13,240	\$13,462	\$13,839	\$17,038	\$20,114	\$21,363	\$20,280

## Projected Profit

Rent - Expenses - Mortgage = Profit



### Break Even

## EXPENSE DETAIL

- Projected Rental Income:** Pure rental income, independent of fees (cleaning fee, channel fee, booking fee, credit card fees, etc.)
- Management Fee:** For locally and professionally-managed properties, the management fee is based on the average rate for that market, typically between 20-30% of projected rental income. For self-managed properties, we use 7% of projected rental income to account for relevant fees.
- Maintenance:** As a best practice, maintenance capital expenditure equals 5% of projected rental income. This accounts for landscaping, general property maintenance and repairs.
- Property Taxes:** Projection based on state and local property tax rates. Does not include hospitality tax, transient-occupancy tax or income tax.
- Homeowner's Insurance:** Projection based on standard homeowner's insurance. Private mortgage insurance, additional liability or commercial insurance not included. Get an instant insurance quote [here](#).
- Utilities:** Includes water, electric, gas and internet.
- HOA Expense:** This is a projection. Users are responsible for verifying all homeowner's association fees.
- Mortgage:** Reflects principal + interest based on user entered loan terms. While property tax and homeowner's insurance may be collected as part of the mortgage payment, they are broken out into separate expense items. The interest rate and down payment percent are respectively 8% and 100% for this underwrite.

# Amenities

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## KEY FEATURES

Bed	7	Sq Ft	5,000
Bath	5.0	Home Type	Houses
Sleeps	20	Existing Rental	Unknown
Furniture Included	N/A	HOA	\$0

## HOME AMENITIES

Proximity to Water	Drive to Water	Reserved Parking	Reserved Parking Spaces
Proximity to Attractions	Great	Private Pool	Yes
Indoor Entertainment	Amazing	Outdoor Entertainment	Amazing
Ski-in Ski-out	No		

## SHARED AMENITIES

Shared Pool	No	Clubhouse	No
Gated Community	No	Shared Game Room	No

# Market Analysis

Powered By: **AIRDNA**

## Scottsdale, Arizona - Market Overview

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**8.56 / 10**

Rêvedy Market Score

**\$86,943**

Market Average Revenue

**\$441**

Market Average Daily Rate (ADR)

**55.75%**

Market Average Occupancy

**328.15**

Market Average Active Listing Days

**56.12**

Market Average Bookings

## Market Seasonality

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### REVENUE PERCENT

January	February	March	April	May	June	July	August	September	October	November	December
7.96%	12.09%	14.15%	9.79%	7.46%	5.60%	5.72%	5.85%	6.91%	7.98%	8.43%	8.06%

### OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
56.20	64.80	78.57	63.59	52.66	43.62	46.50	47.06	49.13	54.13	57.07	55.73

## DISCLOSURES

**Revedy assumes no responsibility or liability for any errors or omissions in the content of this report, or for the results obtained from the use of this information. The information contained in this site is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness or timeliness and without any warranties of any kind whatsoever, express or implied. Please take all steps necessary to ascertain that information you receive from Revedy is correct and has been verified. Check the sources and ordinances included in the report.**

The real estate market is cyclical and real estate values go up and down.

The financial market also changes, affecting the terms on which a lender will agree to loan money on real property. It is impossible to accurately predict what the real estate or financial market conditions will be at any given time.

The ultimate decision on the price a Buyer is willing to pay and the price a Seller is willing to accept for a specific property rests solely with the individual Buyer and Seller. The parties to a real estate transaction must decide on what price and terms they are willing to buy or sell in light of market conditions, their own financial resources and their own unique circumstances.

The parties must, upon careful deliberation, decide how much risk they are willing to assume in a transaction. Any waiver of contingencies, rights or warranties in the Contract may have adverse consequences. Buyer and Seller acknowledge that they understand these risks.

Buyer and Seller assume all responsibility should the return on investment, tax consequences, credit effects, or financing terms not meet their expectations. The parties understand and agree that the Underwriters do not provide advice on property as an investment. Underwriters are not qualified to provide financial, legal, or tax advice regarding a real estate transaction. Therefore, Underwriters make no representation regarding the above items. Buyer and Seller are advised to obtain professional tax and legal advice regarding the advisability of entering into this transaction.