

Underwrite Type: Certified

Prepared by: Matthew Brown

Approved for use by lenders and appraisers.

AGENT: Matthew Brown

Phone:

Email: matthewbrown@revedyhome.com



## Johnson City, Texas

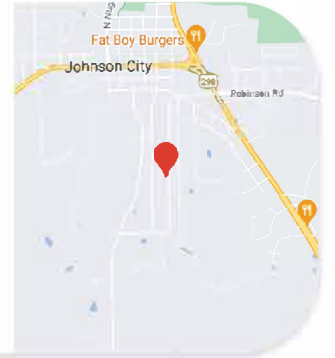
Beds: **6** Baths: **3.0** Sleeps: **12** SQF: **2,556**

Home Value: **\$900,000** Year Built: **N/A**

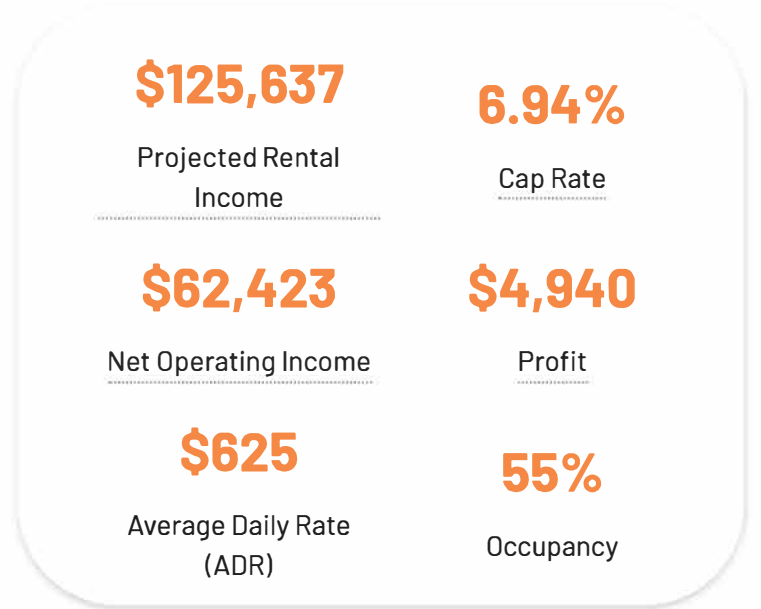
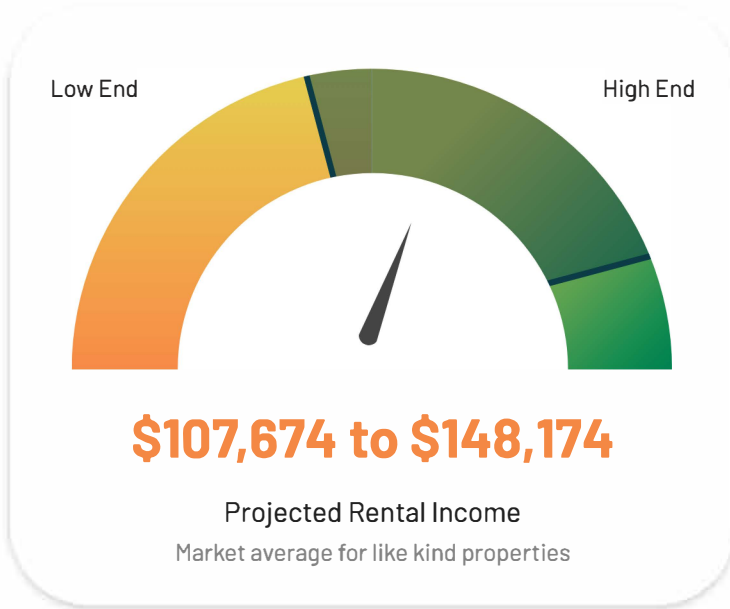
AIRpraisal™: **\$1,000,332** Revedy ID: **68774**

ISSUED: 15-May-2024

EXPIRES: 15-Nov-2024



## Revenue Analysis



## About Revedy Underwriting

Revedy is the industry leader in evaluating short-term rentals as investment assets, with more than \$43B underwritten. Our unbiased 3rd-party service offers two underwriting types:



- UnderwriteLite™ - AI projected revenue and market insights. Not for appraisals or lending.
- Certified Underwrite - A 100-point analysis by an experienced STR expert and full regulatory review. Revedy Certified Underwrites have higher confidence and can be provided to appraisers and lenders.

This underwrite was certified by Revedy on 15-May-2024 and expires on 15-Nov-2024.



# Monthly STR Performance

## OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
39.89%	44.95%	64.95%	61.92%	56.25%	53.94%	56.69%	47.52%	52.55%	58.10%	60.27%	62.96%

## RENT

January	February	March	April	May	June	July	August	September	October	November	December
\$7,086	\$6,923	\$12,401	\$11,773	\$11,107	\$10,001	\$11,748	\$9,348	\$10,378	\$11,433	\$11,496	\$11,949

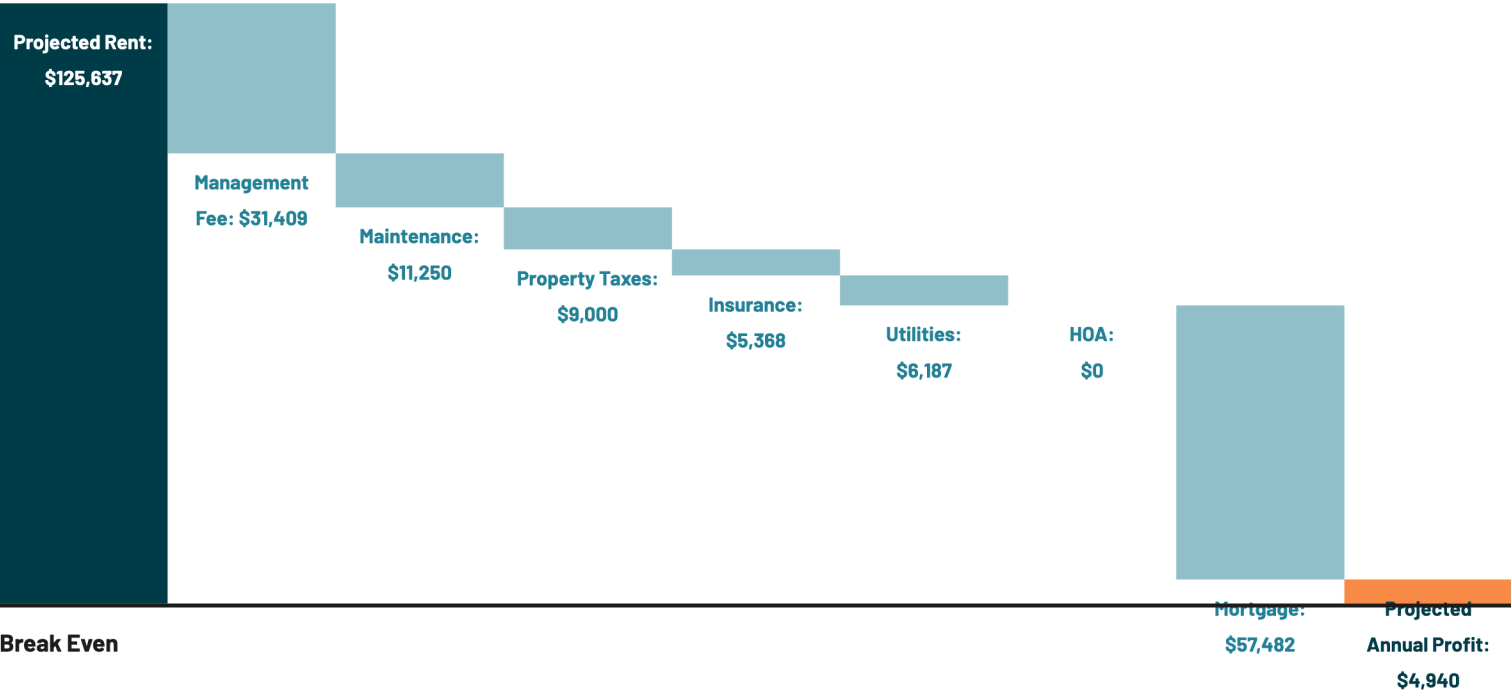
## NET OPERATING INCOME

January	February	March	April	May	June	July	August	September	October	November	December
\$3,063	\$2,807	\$6,387	\$5,995	\$5,646	\$4,878	\$6,116	\$4,558	\$5,197	\$5,842	\$5,833	\$6,100

## ADR

January	February	March	April	May	June	July	August	September	October	November	December
\$586	\$542	\$625	\$643	\$639	\$628	\$676	\$641	\$665	\$635	\$638	\$621

# Projected Profit



# Design & Staging

## PROFESSIONAL DESIGN

Our team of experienced designers creates stylish designs that appeal to the ideal guest in every market.

## TURNKEY SOLUTION

We take your listing all the way from renovations to staging and stocking guest amenities.

## INCREASED REVENUE

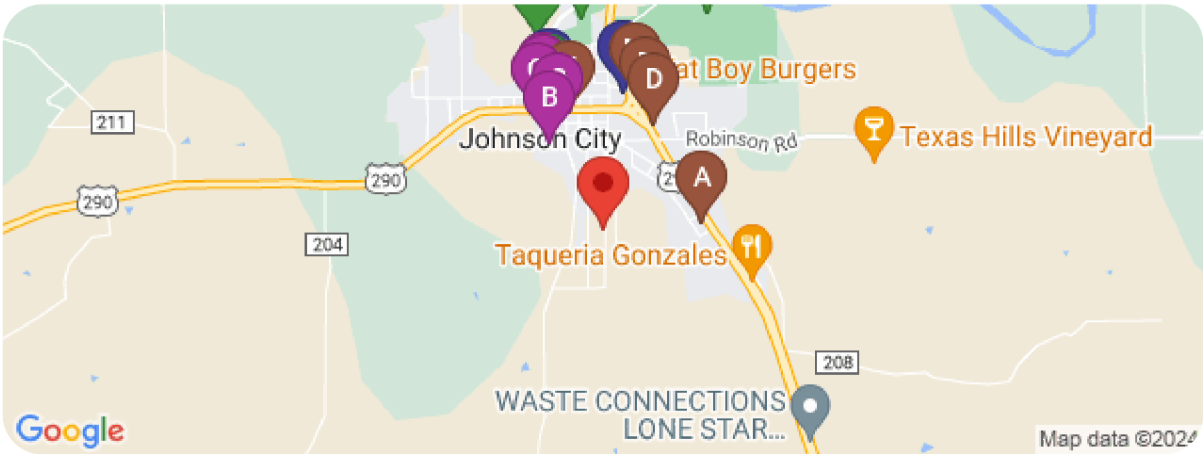
An emphasis on luxury designs improves returns by heightening guest experiences and overall demand.

Estimated Cost: **\$75,341**

Projected Rental Income	<b>\$142,896</b>	<b>+ 14%</b>
Net Operating Income	<b>\$76,521</b>	<b>+ 23%</b>
Profit	<b>\$19,039</b>	<b>+ 285%</b>

REQUEST ADDITIONAL INFO

# Local Amenities



<b>A</b> El Charro 0.5 mi. Categories: restaurant	<b>B</b> Lyndon B. Johnson Visitor Center 0.7 mi. Categories: entertainment	<b>C</b> L.B.J. Boyhood Home 0.8 mi. Categories: entertainment	<b>D</b> El Agave 0.8 mi. Categories: restaurant
<b>E</b> Bryans On 290 0.8 mi. Categories: restaurant	<b>F</b> Hill Country Cupboard 0.8 mi. Categories: restaurant	<b>G</b> Science Mill 0.9 mi. Categories: entertainment	<b>H</b> Memorial Park 0.9 mi. Categories: park
<b>I</b> Echo 0.9 mi. Categories: entertainment	<b>J</b> Lee Casbeer Fine Art 0.9 mi. Categories: entertainment	<b>K</b> TapZ 32 0.9 mi. Categories: bar	<b>L</b> Pecan Street Brewing 0.9 mi. Categories: bar
<b>M</b> Fat Boy Burgers 0.9 mi. Categories: restaurant	<b>N</b> Pedernales River Nature Park 1.4 mi. Categories: park	<b>O</b> Community Park 1.3 mi. Categories: park	<b>P</b> Johnson City Little League 1.2 mi. Categories: park
<b>R</b> Blanco County Fair & Rodeo 1.7 mi. Categories: park			

# Property Attributes

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## KEY FEATURES

Bed	6	Sq Ft	2,556
Bath	3.0	Property Type	
Sleeps	12	Existing Rental	Unknown
Furniture Included		HOA	\$0

## HOME AMENITIES

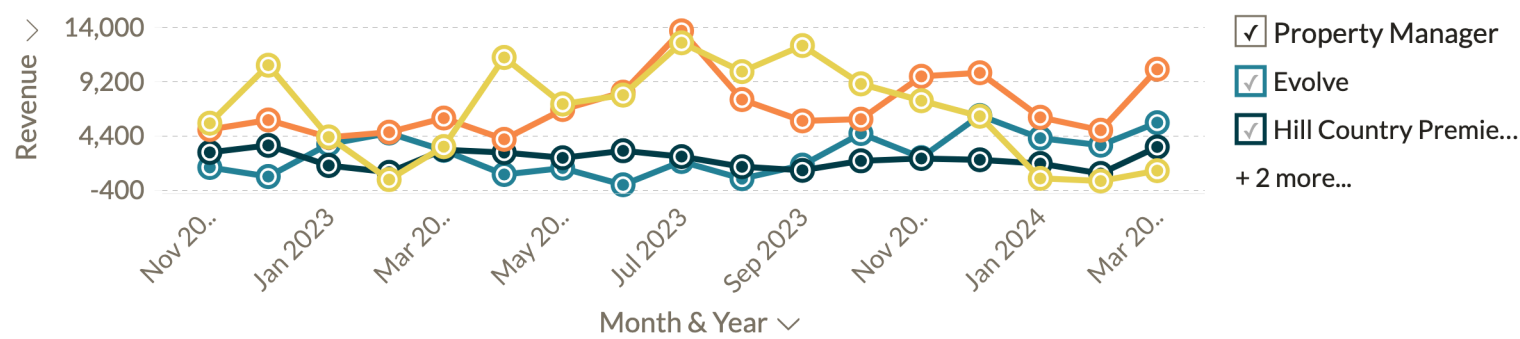
Proximity to Water	Drive to Water	Reserved Parking	Adequate Parking
Proximity to Attractions	Good	Private Pool	Yes
Indoor Entertainment	Good	Outdoor Entertainment	Good
Ski-in Ski-out	Unknown		

## SHARED AMENITIES

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

VRM Analysis

VRM Market Revenue



Name	Score	Annual Revenue	Avg Occupancy	# Managed in Region
Vacasa	83	\$36,378	54%	23
Percenti Hospitality	82	\$89,699	53%	5
Hill Country Premier Lodging	75	\$21,346	44%	13
Evolve	73	\$8,459	14%	9
Absolute Charm B&B and Vacation Rentals	52	\$27,019	27%	1
Cozi Vacation Rentals	52	\$15,971	20%	2
Tentrr	51	\$806	9%	2
Branch Out Glamping	35	\$6,488	21%	5

## Market Score

## Active Listings

## Professionally Managed

**\$66,236**

**\$407**

62%

Bedrooms	Listings
1	3.5
2	3.5
3	3.0
4	3.5
5	2.0
7	1.0

Room Type	Revenue / Bedroom
Single Room	25
Double Room	20
Triple Room	15
Quadruple Room	30
Suite	35
Other	10

Month & Year	Revenue
Nov 2022	2,800
Dec 2022	3,000
Jan 2023	1,600
Feb 2023	1,500
Mar 2023	3,000
Apr 2023	2,600
May 2023	2,400
Jun 2023	2,400
Jul 2023	2,800
Aug 2023	1,700
Sep 2023	1,800
Oct 2023	2,600
Nov 2023	2,800
Dec 2023	2,800
Jan 2024	1,600
Feb 2024	1,500
Mar 2024	2,800

Occupancy

Month & Year

Month & Year	Occupancy
Nov 20..	38.5
Jan 2023	39.5
Mar 20..	24.5
May 20..	25.5
Jul 2023	39.5
Sep 20..	38.5
Nov 20..	37.5
Jan 2024	24.5
Mar 20..	25.5
May 20..	39.5

## City Regulation - Johnson City, TX



## ZONING & PERMITTING

## RESTRICTIONS

## PERMITTING LINKS & FILES



HOTEL OCCUPANCY TAX

ORDINANCE

REGISTRATION

## DISCLOSURES

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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.

Not intended to be a solicitation to anyone under contract with another licensed real estate brokerage.