

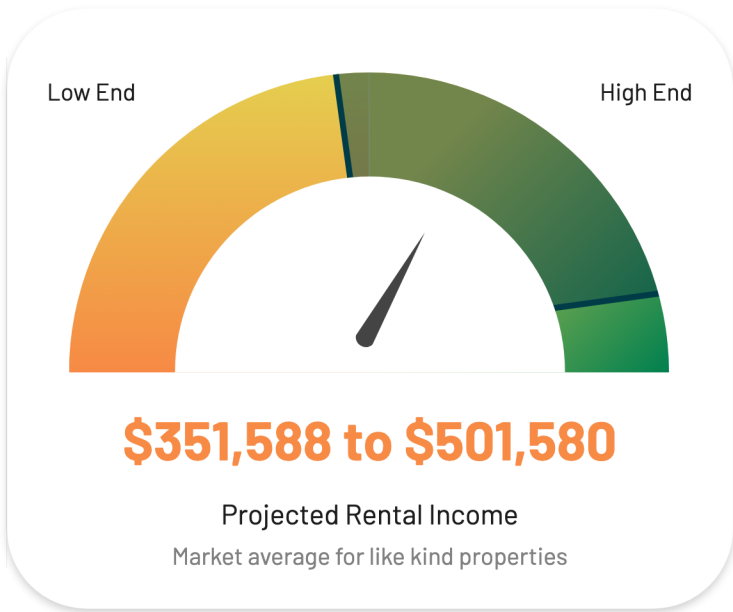


Address Available Upon Request.

Beds: **8** Baths: **5.0** Sleeps: **20** SQF: **4,133**
 Home Value: **\$3,333,159** Year Built: **N/A**
 AIRpraisal™: **\$3,747,448** Revedy ID: **62674**
ISSUED: 26-Feb-2024 **EXPIRES:** 26-Aug-2024



Revenue Analysis



\$418,186

Projected Rental Income

7.78%

Cap Rate

\$259,254

Net Operating Income

\$259,254

Profit

\$2,083

Average Daily Rate (ADR)

55%

Occupancy

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 three underwriting types:

- UnderwriteLite™ - AI projected revenue. Not for appraisals or lending.
 - Standard Underwrite - 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.



Monthly STR Performance

OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
55.44%	63.92%	77.51%	62.73%	51.95%	43.03%	45.87%	46.42%	48.46%	53.40%	56.30%	54.98%

RENT

January	February	March	April	May	June	July	August	September	October	November	December
\$33,288	\$50,559	\$59,174	\$40,941	\$31,197	\$23,419	\$23,921	\$24,464	\$28,897	\$33,372	\$35,254	\$33,706

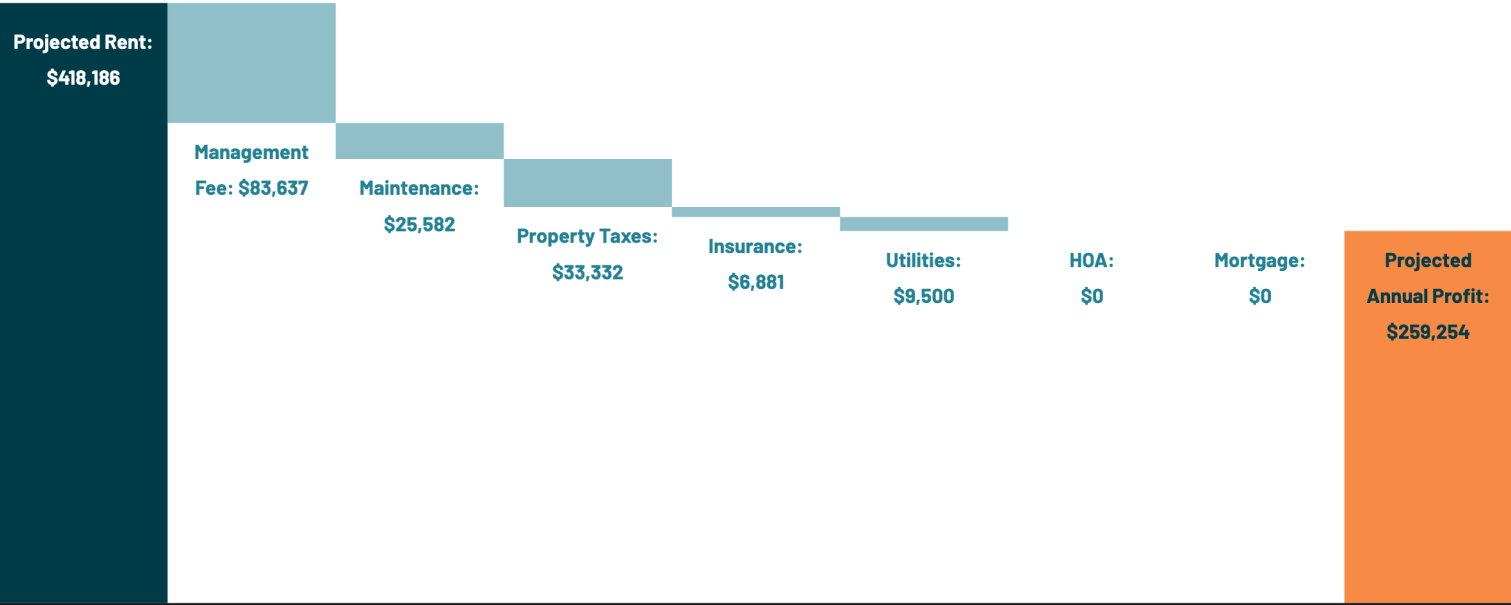
NET OPERATING INCOME

January	February	March	April	May	June	July	August	September	October	November	December
\$20,332	\$33,699	\$39,868	\$26,067	\$18,845	\$13,097	\$13,347	\$13,753	\$17,190	\$20,508	\$21,859	\$20,691

ADR





January	February	March	April	May	June	July	August	September	October	November	December
\$1,952	\$2,767	\$2,478	\$2,201	\$1,973	\$1,815	\$1,714	\$1,715	\$2,006	\$2,031	\$2,098	\$2,013

Projected Profit



Break Even

Selected Comps

	Address	Annual Revenue	Bedrooms	Bathrooms	Confidence Score
	Link	\$163,173	8	4.0	6.9 / 10
	Link	\$379,234	7	4.5	6.6 / 10
	Link	\$303,900	7	4.0	5.8 / 10
	Link	\$163,173	8	4.0	6.9 / 10

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: **\$97,070**

Projected Rental Income	\$452,950	+ 8%
Net Operating Income	\$286,072	+ 10%
Profit	\$286,072	+ 10%

REQUEST ADDITIONAL INFO

Local Amenities



<div>A</div> <div>Mescal Park</div> <div> 0.6 mi.</div> <div>Categories: park</div>	<div>B</div> <div>Light Heart Coffee</div> <div> 0.8 mi.</div> <div>Categories: cafe, coffee</div>	<div>C</div> <div>Street Brew</div> <div> 0.9 mi.</div> <div>Categories: cafe, coffee</div>	<div>D</div> <div>Starbucks</div> <div> 0.9 mi.</div> <div>Categories: cafe, coffee</div>
<div>E</div> <div>Denny's</div> <div> 1.0 mi.</div> <div>Categories: restaurant</div>	<div>F</div> <div>Pizza Hut</div> <div> 1.1 mi.</div> <div>Categories: restaurant</div>	<div>G</div> <div>Hopdoddy Hamburger Bar</div> <div> 1.1 mi.</div> <div>Categories: restaurant</div>	<div>H</div> <div>Starbucks</div> <div> 1.1 mi.</div> <div>Categories: cafe, coffee</div>
<div>I</div> <div>NYPD Pizza</div> <div> 1.1 mi.</div> <div>Categories: restaurant</div>	<div>J</div> <div>Dirty Dogg Saloon</div> <div> 1.1 mi.</div> <div>Categories: bar</div>	<div>K</div> <div>La Fonda Del Sol</div> <div> 1.1 mi.</div> <div>Categories: restaurant</div>	<div>L</div> <div>Caramba</div> <div> 1.2 mi.</div> <div>Categories: restaurant</div>
<div>M</div> <div>Crust Brothers</div> <div> 1.2 mi.</div> <div>Categories: restaurant</div>	<div>N</div> <div>Harkins Shea 14</div> <div> 1.2 mi.</div> <div>Categories: entertainment</div>	<div>O</div> <div>Mythical Coffee (North)</div> <div> 1.2 mi.</div> <div>Categories: cafe, coffee</div>	<div>P</div> <div>Rice Paper</div> <div> 1.2 mi.</div> <div>Categories: restaurant</div>
<div>R</div> <div>Pita Jungle</div> <div> 1.2 mi.</div> <div>Categories: restaurant</div>	<div>S</div> <div>Butterfields</div> <div> 1.3 mi.</div> <div>Categories: restaurant</div>	<div>T</div> <div>Coffee Plantation</div> <div> 1.3 mi.</div> <div>Categories: cafe, coffee</div>	<div>U</div> <div>Cactus Park</div> <div> 1.4 mi.</div> <div>Categories: park</div>

Property Attributes

KEY FEATURES

Bed	8	Sq Ft	4,133
Bath	5.0	Home Type	
Sleeps	20	Existing Rental	Unknown
Furniture Included		HOA	\$0

HOME AMENITIES

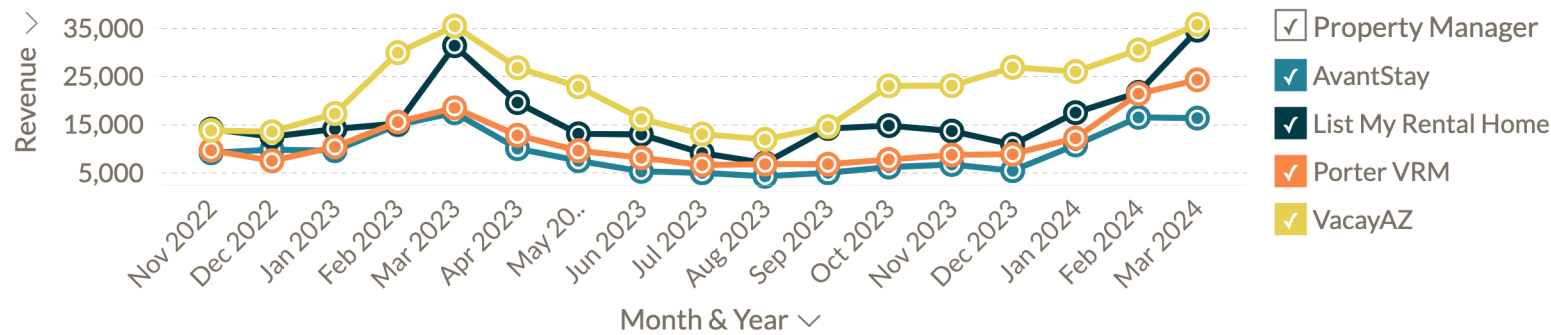
Proximity to Water	Drive to Water	Reserved Parking	Reserved Parking Spaces
Proximity to Attractions	Good	Private Pool	Yes
Indoor Entertainment	Good	Outdoor Entertainment	Good
Ski-in Ski-out	No		

SHARED AMENITIES

Shared Pool	Unknown	Clubhouse	Unknown
Gated Community	Unknown	Shared Game Room	Unknown

VRM Analysis

VRM Market Revenue



Name	Score	Annual Revenue	Avg Occupancy	# Managed in Region
List My Rental Home	92	\$131,986	40%	67
VacayAZ	90	\$188,491	57%	61
Porter VRM	90	\$98,227	60%	90
AvantStay	83	\$65,770	48%	72
Parsons Villas	80	\$93,210	38%	51
SkyRun Vacation Rentals	78	\$63,169	62%	25
VRBHo LLC	76	\$89,360	63%	48
ABOVE Vacation	75	\$109,037	40%	11

Market Analysis



1,778

Active Listings

454

Professionally
Managed

Average
Revenue

\$66,236

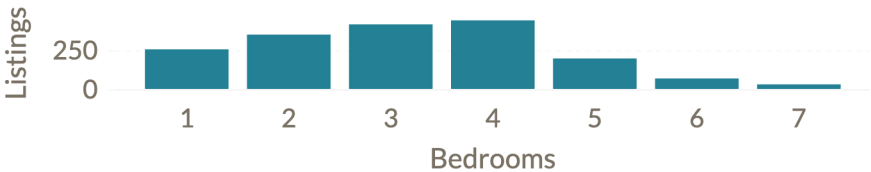
Average ADR

\$407

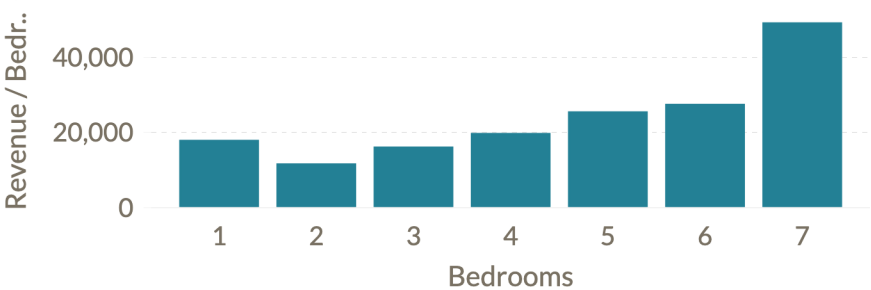
Average
Occupancy

62%

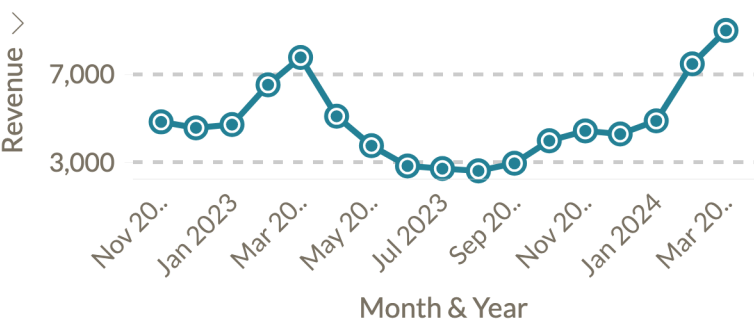
Property Count by Bedrooms



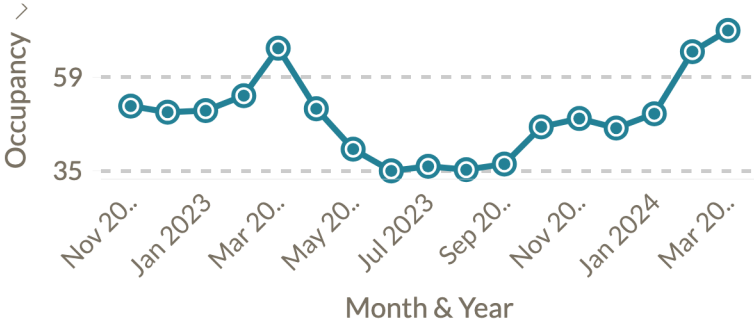
Revenue / Bedroom by Bedrooms



Market Revenue



Market Occupancy



City Regulation - Scottsdale, AZ



ZONING & PERMITTING

RESTRICTIONS

Max Short Term Rental Days Allowed a Year	Unlimited	Minimum Stay Required	Unlimited
Max Occupancy	Dwelling units, including Vacation Rentals and Short-term rentals, shall have a maximum family size of 6 adults (and their related dependent children).	Max STRs per Parcel	Not specified
Total STRs allowed in the market	Not specified	Types of Enforcement	Fines,Criminal Offense
Treatment of ADUs	Not specified	Treatment of Yurts/Tents/RVs	Not specified

Additional rules for STRs

Short-term rentals should not be used for commercial uses. No one on the sex offenders list can rent a short-term rental. Dwelling units, including Vacation Rentals and Short-term rentals shall have a maximum family size of 6 adults (and their related dependent children). Within 30 days of receiving your Scottsdale license (or any time the contact information for a property changes), you must notify all single-family residential properties adjacent to, directly and diagonally across the street from the property, or in a multi-family residential building, all units on the same building floor.

PERMITTING LINKS & FILES

[STR ORDINANCE](#)

[STR WEBSITE](#)

[STR GUIDELINES](#)

[APPLICATION](#)

[SHORT-TERM/VACATION RENTAL LICENSING PROCESS GUIDE](#)

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.

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