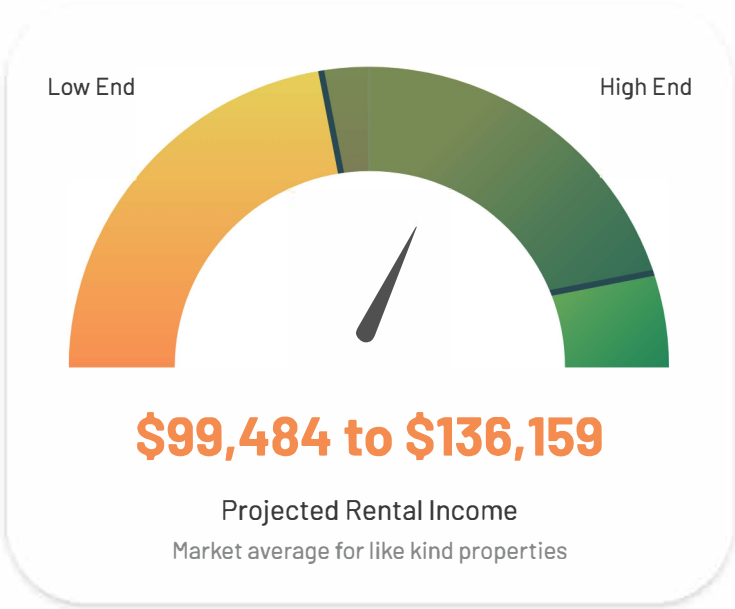




Broken Bow, OK
 Beds: **4** Baths: **3.0** Sleeps: **10** SQF: **1,982**
 Home Value: **\$815,000** Year Built: **2024**
 AIRpraisal™: **\$886,157** Revedy ID: **89641**
ISSUED: 03-Dec-2024 **EXPIRES:** 03-Jun-2025



Revenue Analysis



\$115,745
 Projected Rental Income

7.39%
 Cap Rate

\$60,189
 Net Operating Income

4.71%
 Cash on Cash Return

\$487
 Average Daily Rate (ADR)

65%
 Occupancy

About Revedy Underwriting

Revedy is the industry leader in evaluating short-term rentals as investment assets, with more than \$50B underwritten. Our unbiased 3rd-party service offers two underwriting types:

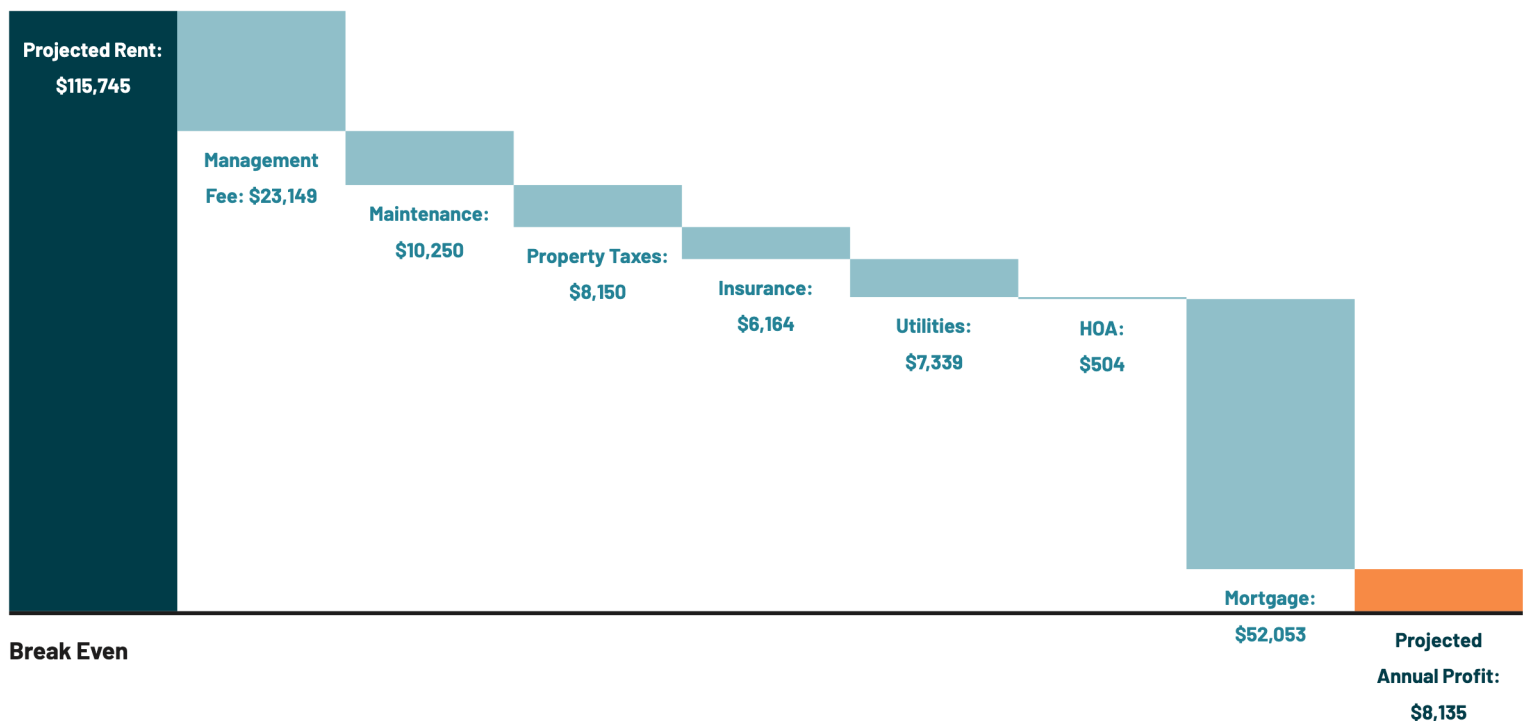
- UnderwriteLite™ - AI projected revenue and market insights. Not for appraisals or lending.
- Certified Underwrite - A 100-point analysis by an experienced STR expert and full regulatory review. Revedy Certified Underwrites have higher confidence and can be provided to appraisers and lenders.

January	February	March	April	May	June	July	August	September	October	November	December
48.61%	50.36%	69.70%	56.18%	58.46%	74.66%	86.27%	56.11%	60.59%	74.02%	72.04%	73.02%

January	February	March	April	May	June	July	August	September	October	November	December
\$6,863	\$6,239	\$10,706	\$7,824	\$8,322	\$11,400	\$14,039	\$8,414	\$8,576	\$10,891	\$10,822	\$11,655

January	February	March	April	May	June	July	August	September	October	November	December
\$3,160	\$2,620	\$5,757	\$3,758	\$4,104	\$6,202	\$8,051	\$4,231	\$4,259	\$5,808	\$5,797	\$6,442

January	February	March	April	May	June	July	August	September	October	November	December
\$461	\$430	\$500	\$465	\$462	\$513	\$526	\$484	\$476	\$474	\$500	\$514



Local Amenities



A Shady Oaks 1.0 mi. Categories: restaurant	B Buffalo Grill LLC 1.2 mi. Categories: restaurant	C Choctaw Landing 1.4 mi. Categories: casino	D The Shoppe's at Eagle Creek Village 1.6 mi. Categories: shopping mall
E Beavers Bend Restaurant 1.6 mi. Categories: restaurant	F Putt-Putt Mobile 1.7 mi. Categories: entertainment	G Rock Bottom Boy's BBQ Services 1.7 mi. Categories: restaurant	H Adam & Eve's Coffee Shop 1.7 mi. Categories: restaurant
I Hochatown Saloon 1.8 mi. Categories: bar	J Northside 1.8 mi. Categories: entertainment	K Corndogs 2.0 mi. Categories: restaurant	L Hochatown State Park 4.3 mi. Categories: park
M Steven's Gap 2.6 mi. Categories: restaurant	N Abendigo's 2.7 mi. Categories: restaurant	O Mac's Sub Shack 2.8 mi. Categories: restaurant	P River Bend Recreation Area 2.9 mi. Categories: park
R Beavers Bend Brewery 2.9 mi. Categories: brewery	S Lake Bums 259 3.0 mi. Categories: restaurant		

Property Attributes

KEY FEATURES

Bed	4	Sq Ft	1,982
Bath	3.0	Property Type	Single-Family
Sleeps	10	Existing Rental	No
Furniture Included	Unknown	HOA	\$504

HOME AMENITIES

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

SHARED AMENITIES

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

VRM Analysis

Name	Score	Annual Revenue	Avg Occupancy	# Managed in Region
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Market Analysis



4,437

Active Listings

541

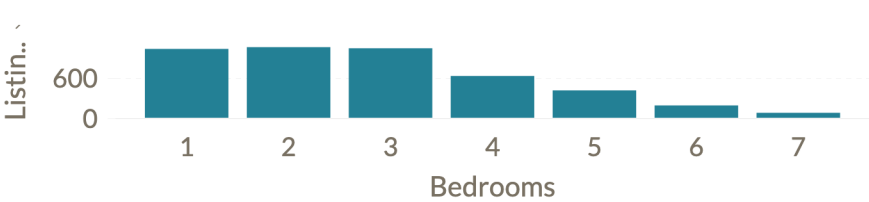
Professionally
Managed

Average Revenue **\$4,682**

Average ADR **\$411**

Average Occupancy **36%**

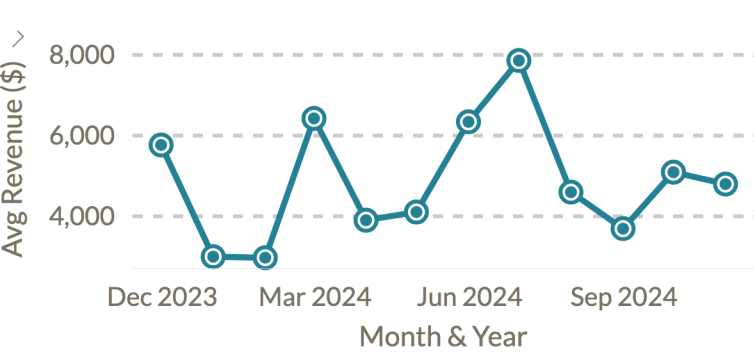
Property Count by Bedrooms



Revenue / Bedroom by Bedrooms



Market Revenue



Market Occupancy



UNDERWRITE INPUTS:

Performance Level:	Management Fee:	Down Payment Percent:	Down Payment:	Loan Amount:	Interest Rate:
High	20%	20%	\$163,000	\$652,000	7%
Loan Term:	Custom Expenses:	Additional Information:			
30 years	No	N/A			

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.

This underwrite was certified by Revedy on 03-Dec-2024 and expires on 03-Jun-2025.

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