

Underwrite Type: Certified

Prepared by: Matthew Brown

Approved for use by lenders and appraisers.

AGENT: Matthew Brown

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## Fort Lauderdale, FL

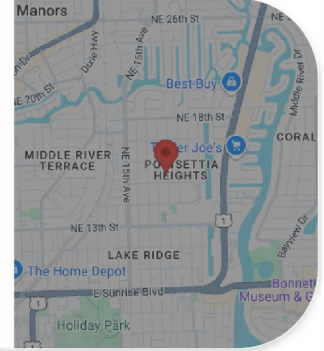
Beds: 4 Baths: 4.0 Sleeps: 10 SQF: 2,766

Home Value: \$1,050,000 Year Built: 1953

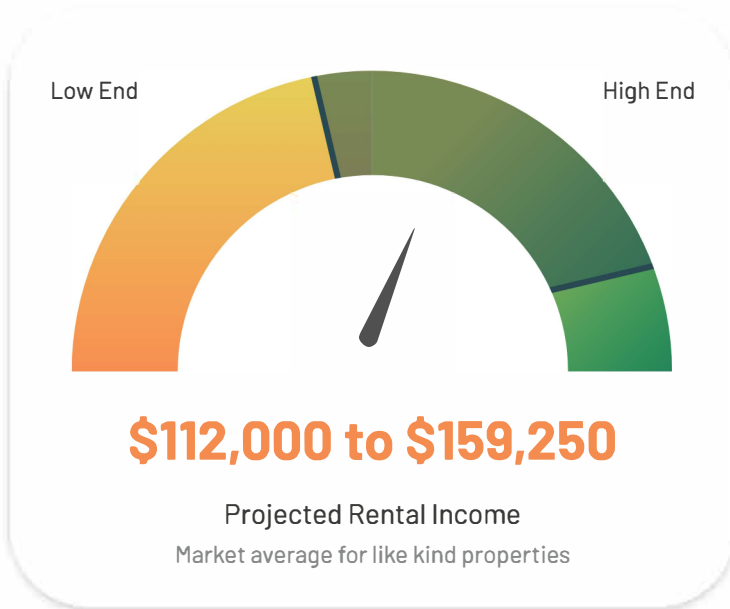
AIRpraisal™: \$1,189,080 Revedy ID: 80868

ISSUED: 18-Dec-2024

EXPIRES: 18-Jun-2025



## Revenue Analysis



**\$132,983**

Projected Rental  
Income

**7.13%**

Cap Rate

**\$74,847**

Net Operating Income

**3.50%**

Cash on Cash Return

**\$520**

Average Daily Rate  
(ADR)

**70%**

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.

This underwrite was certified by Revedy on 18-Dec-2024 and expires on 18-Jun-2025.



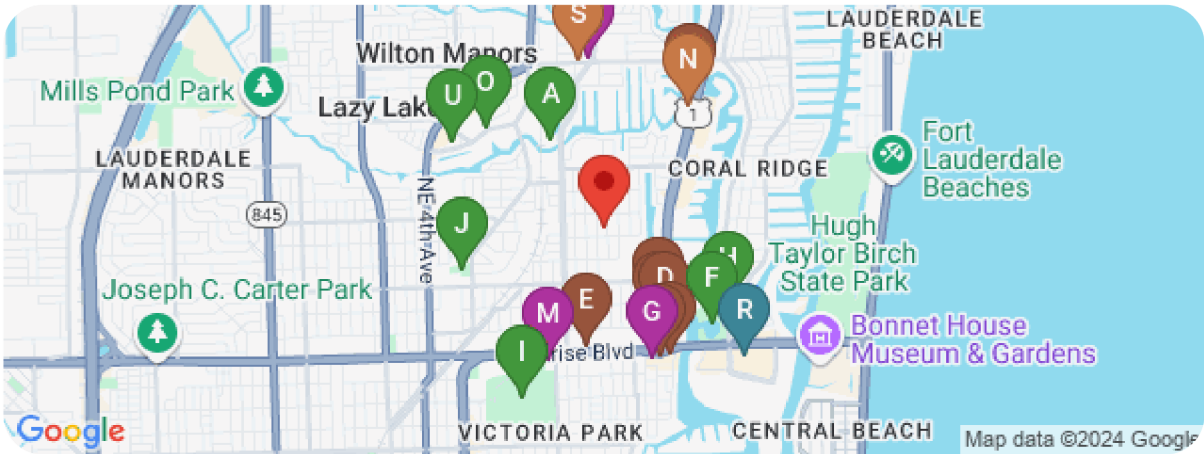
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# Local Amenities



<div>A</div> <div>Colohatchee Park</div> <div> 0.6 mi.</div> <div>Categories: park</div>	<div>B</div> <div>Padrino's Cuban</div> <div> 0.5 mi.</div> <div>Categories: restaurant</div>	<div>C</div> <div>Cafe Vico</div> <div> 0.6 mi.</div> <div>Categories: restaurant</div>	<div>D</div> <div>IHOP</div> <div> 0.6 mi.</div> <div>Categories: restaurant</div>
<div>E</div> <div>Tijuana Flats</div> <div> 0.6 mi.</div> <div>Categories: restaurant</div>	<div>F</div> <div>George English Park</div> <div> 0.8 mi.</div> <div>Categories: park</div>	<div>G</div> <div>The Classic Gateway Theater</div> <div> 0.7 mi.</div> <div>Categories: entertainment</div>	<div>H</div> <div>Jack &amp; Harriet Kaye Park</div> <div> 0.8 mi.</div> <div>Categories: park</div>
<div>I</div> <div>Holiday Park</div> <div> 1.0 mi.</div> <div>Categories: park</div>	<div>J</div> <div>Middle River Terrace Park</div> <div> 0.8 mi.</div> <div>Categories: park</div>	<div>K</div> <div>Tipico</div> <div> 0.7 mi.</div> <div>Categories: restaurant</div>	<div>L</div> <div>Heart Rock Sushi</div> <div> 0.8 mi.</div> <div>Categories: restaurant</div>
<div>M</div> <div>ArtServe Gallery</div> <div> 0.8 mi.</div> <div>Categories: entertainment</div>	<div>N</div> <div>Starbucks</div> <div> 0.8 mi.</div> <div>Categories: cafe, coffee</div>	<div>O</div> <div>Butterfly Garden</div> <div> 0.8 mi.</div> <div>Categories: park</div>	<div>P</div> <div>J. Alexander's Restaurant</div> <div> 0.8 mi.</div> <div>Categories: restaurant</div>
<div>R</div> <div>The Galleria at Fort Lauderdale</div> <div> 1.0 mi.</div> <div>Categories: shopping mall</div>	<div>S</div> <div>Starbucks</div> <div> 0.9 mi.</div> <div>Categories: cafe, coffee</div>	<div>T</div> <div>Manor Lane Bowl</div> <div> 0.9 mi.</div> <div>Categories: entertainment</div>	<div>U</div> <div>Hagen Park</div> <div> 0.9 mi.</div> <div>Categories: park</div>

# Property Attributes

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## KEY FEATURES

Bed	4	Sq Ft	2,766
Bath	4.0	Property Type	Single-Family
Sleeps	10	Existing Rental	Yes
Furniture Included	Unknown	HOA	\$0

## HOME AMENITIES

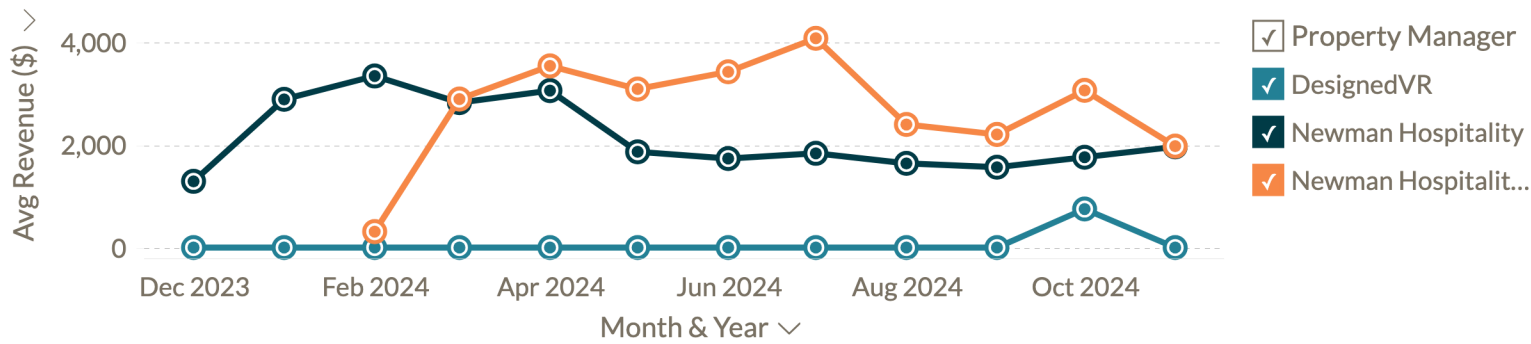
Proximity to Water	1-5 blocks to Water	Reserved Parking	Limited Parking
Proximity to Attractions	Good	Private Pool	Yes
Indoor Entertainment	Great	Outdoor Entertainment	Great
Ski-in Ski-out	No		

## 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
DesignedVR	98	\$92,112	36%	47
B&G Luxe Properties	85	\$58,599	75%	62
Century21	84	\$46,957	48%	25
Newman Hospitality	84	\$44,515	63%	68
Walker Realty and Investments	83	\$44,845	46%	89
By The Sea Vacation Villas	81	\$83,281	65%	27
Sonder	79	\$40,588	63%	42
Fort Lauderdale Stays	77	\$79,188	62%	60

# Market Analysis



7,832

Active Listings

1,106

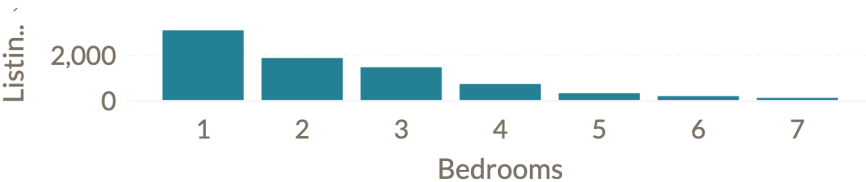
Professionally  
Managed

Average Revenue **\$4,197**

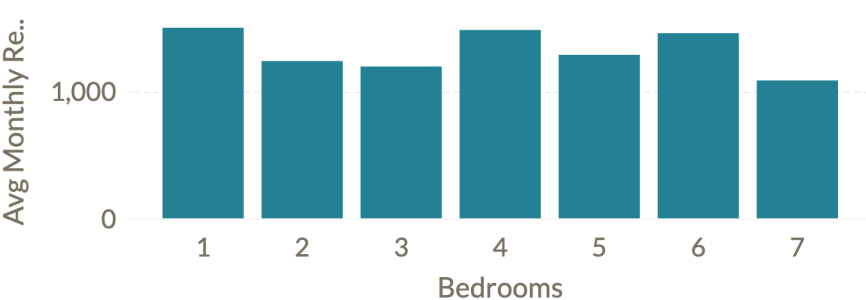
Average ADR **\$303**

Average Occupancy **53%**

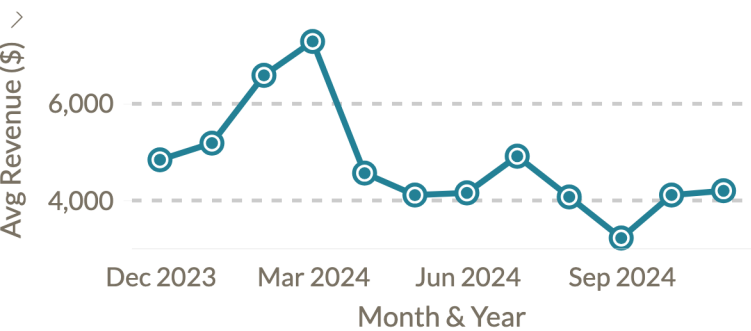
Property Count by Bedrooms



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%	\$210,000	\$840,000	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.

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