

Austin, TX

Beds: 6

Baths: 4.0

Sleeps: 14

SQF: 2,292

Home Value: \$1,050,000

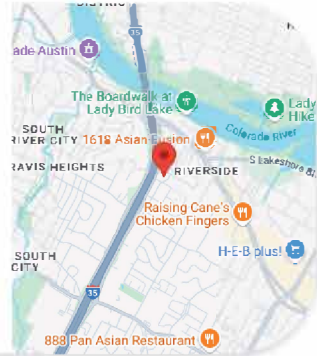
Year Built: 1938

AIRpraisal™: \$1,135,581

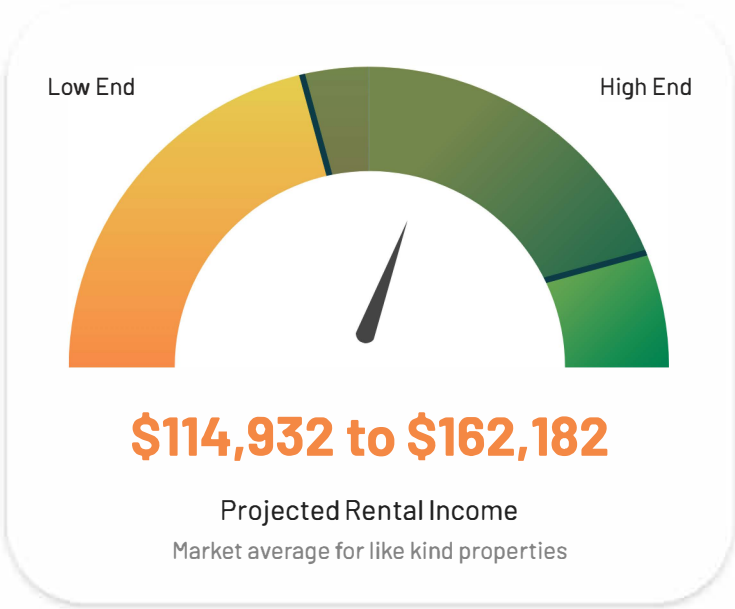
Revedy ID: 93856

ISSUED: 30-Jan-2025

EXPIRES: 30-Jul-2025



## Revenue Analysis



\$135,903

Projected Rental Income

6.9%

Cap Rate

\$72,421

Net Operating Income

5.38%

Cash on Cash Return

\$744

Average Daily Rate (ADR)

50%

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.



# Monthly STR Performance

## OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
40.14%	46.17%	57.71%	57.11%	49.72%	53.15%	51.16%	46.52%	53.90%	55.58%	48.07%	40.76%

## RENT

January	February	March	April	May	June	July	August	September	October	November	December
\$7,896	\$8,031	\$14,160	\$12,529	\$11,497	\$11,836	\$11,891	\$10,722	\$12,910	\$15,098	\$10,627	\$8,711

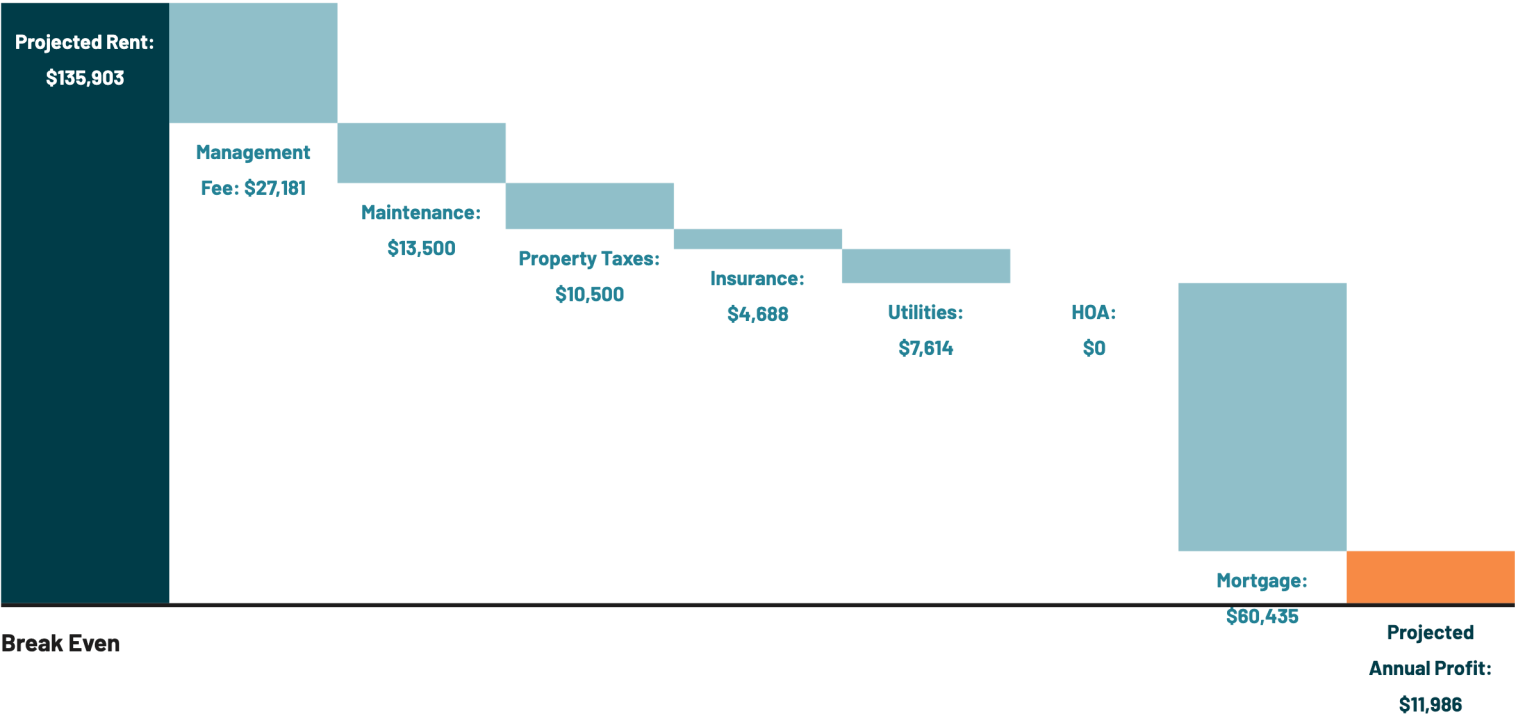
## NET OPERATING INCOME

January	February	March	April	May	June	July	August	September	October	November	December
\$3,637	\$3,534	\$8,032	\$6,748	\$6,182	\$6,333	\$6,446	\$5,674	\$7,166	\$8,857	\$5,544	\$4,268

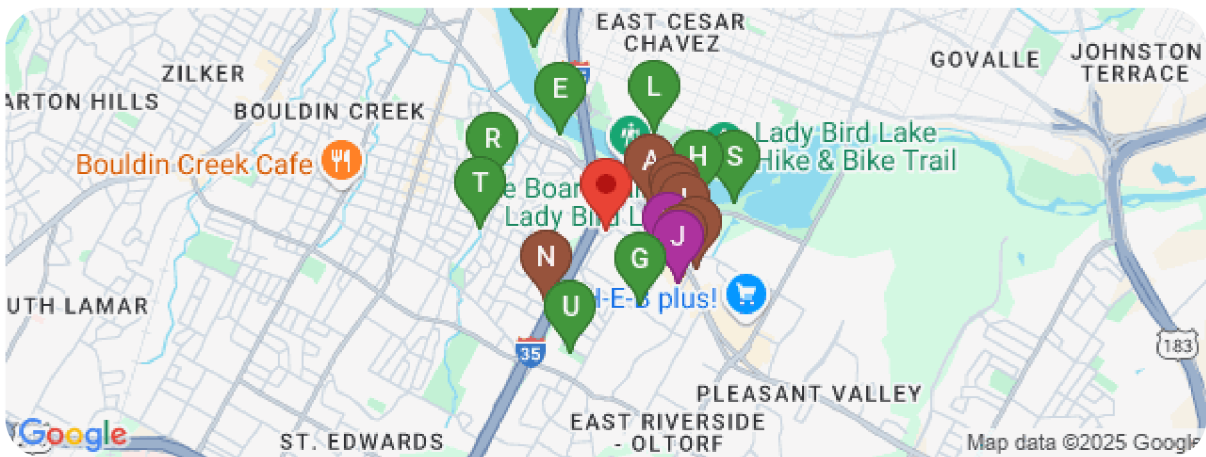
## ADR

January	February	March	April	May	June	July	August	September	October	November	December
\$636	\$623	\$801	\$732	\$756	\$744	\$752	\$751	\$811	\$885	\$737	\$702

# Projected Profit



Local Amenities



<div>A</div> <div>1618 Asian Fusion</div> <div> 0.3 mi.</div> <div>Categories: restaurant</div>	<div>B</div> <div>Mour Cafe</div> <div> 0.4 mi.</div> <div>Categories: restaurant</div>	<div>C</div> <div>Come And Take It Live</div> <div> 0.4 mi.</div> <div>Categories: entertainment</div>	<div>D</div> <div>Pho Please</div> <div> 0.4 mi.</div> <div>Categories: restaurant</div>
<div>E</div> <div>Norwood Tract at Town Lake Metropolitan Park</div> <div> 0.6 mi.</div> <div>Categories: park</div>	<div>F</div> <div>Starbucks</div> <div> 0.4 mi.</div> <div>Categories: cafe, coffee</div>	<div>G</div> <div>Woodland Pocket Park</div> <div> 0.4 mi.</div> <div>Categories: park</div>	<div>H</div> <div>International Shores at Town Lake Metropolitan Park</div> <div> 0.5 mi.</div> <div>Categories: park</div>
<div>I</div> <div>Pokéworks</div> <div> 0.4 mi.</div> <div>Categories: restaurant</div>	<div>J</div> <div>Emo's (Riverside)</div> <div> 0.5 mi.</div> <div>Categories: entertainment</div>	<div>K</div> <div>Emo's</div> <div> 0.5 mi.</div> <div>Categories: entertainment</div>	<div>L</div> <div>Edward Rendon Sr. Metropolitan Park at Festival Beach</div> <div> 0.6 mi.</div> <div>Categories: park</div>
<div>M</div> <div>Thundercloud Subs</div> <div> 0.5 mi.</div> <div>Categories: restaurant</div>	<div>N</div> <div>Whipln</div> <div> 0.5 mi.</div> <div>Categories: restaurant</div>	<div>O</div> <div>Taquearía Arandas</div> <div> 0.5 mi.</div> <div>Categories: restaurant</div>	<div>P</div> <div>Waller Beach at Town Lake Metropolitan Park</div> <div> 1.0 mi.</div> <div>Categories: park</div>
<div>R</div> <div>Little Stacy Neighborhood Park</div> <div> 0.6 mi.</div> <div>Categories: park</div>	<div>S</div> <div>Peace Point at Town Lake Metropolitan Park</div> <div> 0.7 mi.</div> <div>Categories: park</div>	<div>T</div> <div>Blunn Creek Greenbelt</div> <div> 0.7 mi.</div> <div>Categories: park</div>	<div>U</div> <div>Heritage Oaks Neighborhood Park</div> <div> 0.7 mi.</div> <div>Categories: park</div>

# Property Attributes

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## KEY FEATURES

Bed	6	Sq Ft	2,292
Bath	4.0	Property Type	Single-Family
Sleeps	14	Existing Rental	No
Furniture Included	Unknown	HOA	\$0

## HOME AMENITIES

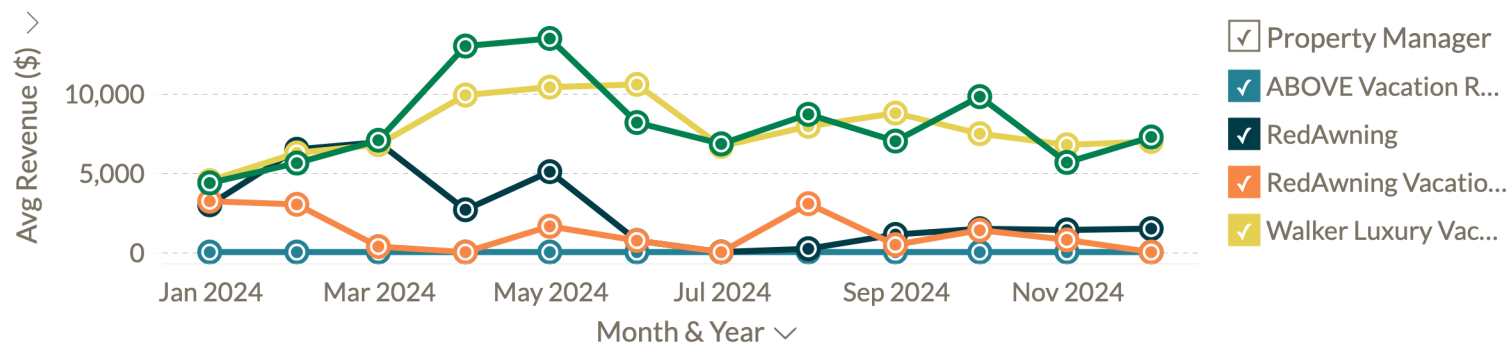
Proximity to Water	1-5 blocks to Water	Reserved Parking	Concerns with Parking
Proximity to Attractions	Good	Private Pool	No
Indoor Entertainment	Low	Outdoor Entertainment	Low
Ski-in Ski-out	No		

## 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
Walker Luxury Vacation	99	\$116,403	51%	139
RedAwning	93	\$110,638	17%	53
ABOVE Vacation	90	\$74,450	20%	138
The Renters Club	89	\$55,991	35%	298
ResortShare	88	\$73,744	53%	27
Sweet Suites	87	\$46,577	47%	151
Guest Spaces	86	\$58,535	34%	89
Percenti Hospitality	86	\$55,226	44%	37

# Market Analysis



16,971

Active Listings

2,126

Professionally  
Managed

Average Revenue **\$3,275**

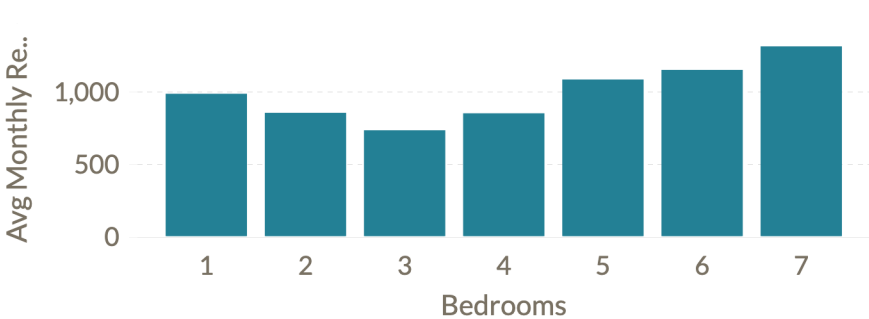
Average ADR **\$264**

Average Occupancy **49%**

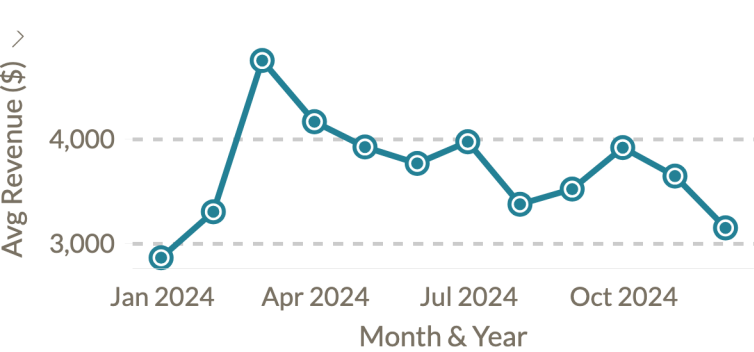
Property Count by Bedrooms



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	6%
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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This underwrite was certified by Revedy on 30-Jan-2025 and expires on 30-Jul-2025.

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