



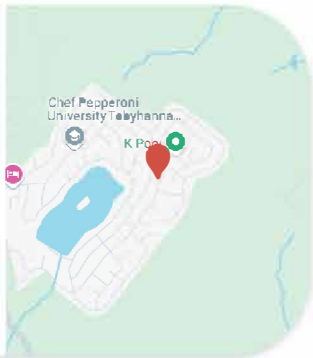
Tobyhanna, PA

Beds: 6 Baths: 3.0 Sleeps: 14 SQF: 2,112

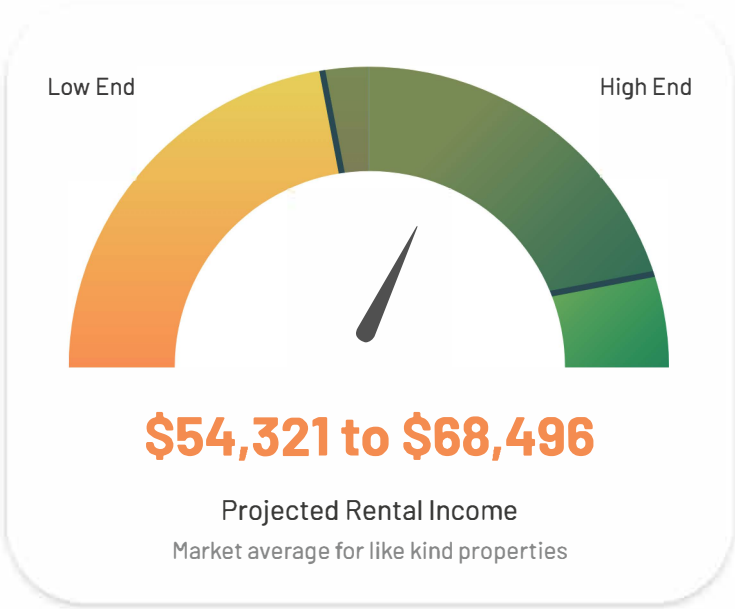
Home Value: \$315,000 Year Built: 1993

AIRpraisal™: \$358,477 Revedy ID: 58232

ISSUED: 22-Jan-2025 EXPIRES: 22-Jul-2025



### Revenue Analysis



\$60,622

Projected Rental Income

7.42%

Cap Rate

\$23,374

Net Operating Income

4.87%

Cash on Cash Return

\$369

Average Daily Rate (ADR)

45%

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
37.17%	41.54%	31.39%	38.66%	41.07%	49.58%	67.38%	67.41%	39.93%	37.38%	38.56%	49.93%

## RENT

January	February	March	April	May	June	July	August	September	October	November	December
\$4,420	\$4,263	\$3,390	\$3,972	\$4,020	\$5,275	\$8,610	\$8,373	\$4,657	\$3,959	\$3,996	\$5,693

## NET OPERATING INCOME

January	February	March	April	May	June	July	August	September	October	November	December
\$1,718	\$1,463	\$1,124	\$1,335	\$1,296	\$1,973	\$3,919	\$3,741	\$1,808	\$1,366	\$1,356	\$2,275

## ADR








January	February	March	April	May	June	July	August	September	October	November	December
\$385	\$371	\$352	\$348	\$316	\$358	\$414	\$403	\$397	\$345	\$350	\$374

# Projected Profit



# Local Amenities



- |  |  |  |  |
|--|--|--|--|
| <div><div>A</div><div>State Game Lands<br/>Number 127</div><div> 7.9 mi.</div><div>Categories:<br/>park</div></div>   | <div><div>B</div><div>Tobyhanna State<br/>Park</div><div> 3.2 mi.</div><div>Categories:<br/>park</div></div>          | <div><div>C</div><div>Chestnut Mountain<br/>Nature Preserve</div><div> 3.2 mi.</div><div>Categories:<br/>park</div></div> | <div><div>D</div><div>Smitty's Fish Shack</div><div> 2.5 mi.</div><div>Categories:<br/>restaurant</div></div> |
| <div><div>E</div><div>State Game Lands<br/>Number 312</div><div> 4.8 mi.</div><div>Categories:<br/>park</div></div> | <div><div>F</div><div>State Game Lands<br/>Number 221</div><div> 4.3 mi.</div><div>Categories:<br/>park</div></div> | <div><div>G</div><div>Tobyhanna Lake<br/>Beach</div><div> 2.8 mi.</div><div>Categories:<br/>beach</div></div>           |  |

# Property Attributes

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## KEY FEATURES

Bed	6	Sq Ft	2,112
Bath	3.0	Property Type	Single-Family
Sleeps	14	Existing Rental	Yes
Furniture Included	Furniture Included	HOA	\$0

## HOME AMENITIES

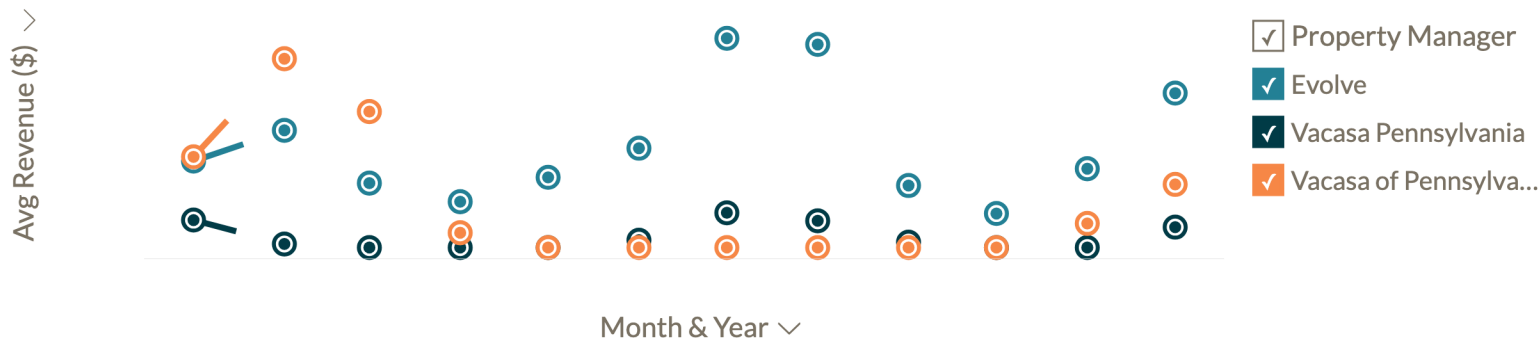
Proximity to Water	Walk to Water	Reserved Parking	Limited Parking
Proximity to Attractions	Good	Private Pool	No
Indoor Entertainment	Good	Outdoor Entertainment	Good
Ski-in Ski-out	No		

## SHARED AMENITIES

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

# VRM Analysis

## VRM Market Revenue



Name	Score	Annual Revenue	Avg Occupancy	# Managed in Region
Evolve	80	\$17,239	34%	223
Vacasa	75	\$7,981	22%	20
Pocono Rental Management	56	\$396	20%	7
Traverse	55	\$2,205	17%	6
Plushy	53	\$2,955	14%	2
Wander Home	51	\$67,779	53%	1
Patriot Family Homes	50	\$4,773	44%	1
RedAwning	49	\$1,466	9%	2

# Market Analysis



1,225

Active Listings

188

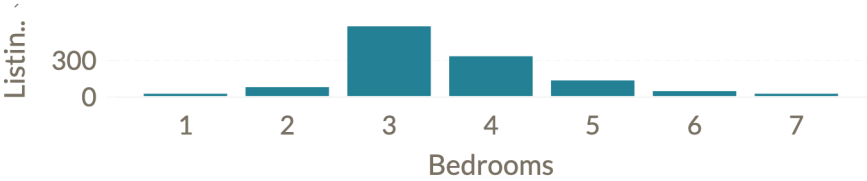
Professionally  
Managed

Average Revenue **\$2,883**

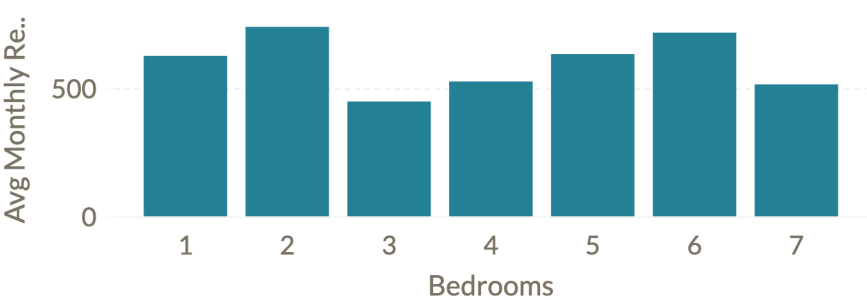
Average ADR **\$325**

Average  
Occupancy **31%**

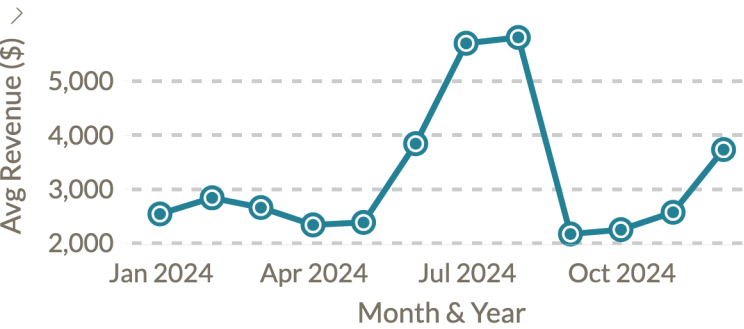
Property Count by Bedrooms



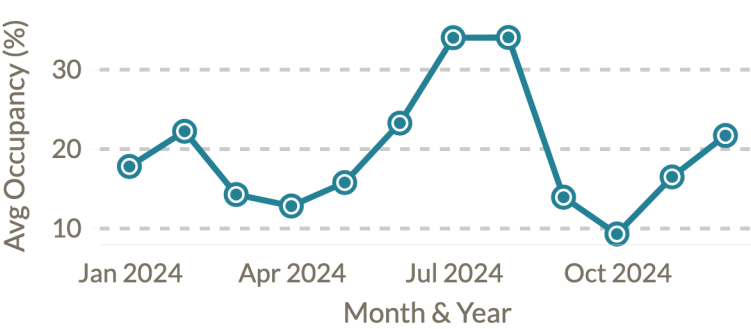
Revenue / Bedroom by Bedrooms



Market Revenue



Market Occupancy



UNDERWRITE INPUTS:

Performance Level:	Management Fee:	Down Payment Percent:	Down Payment:	Loan Amount:	Interest Rate:
High	25%	20%	\$63,000	\$252,000	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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This underwrite was certified by Revedy on 22-Jan-2025 and expires on 22-Jul-2025.

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