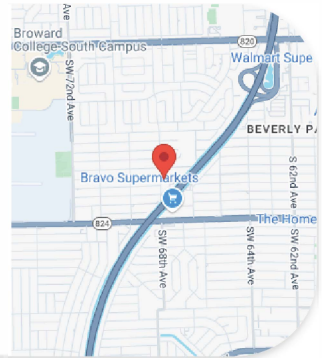


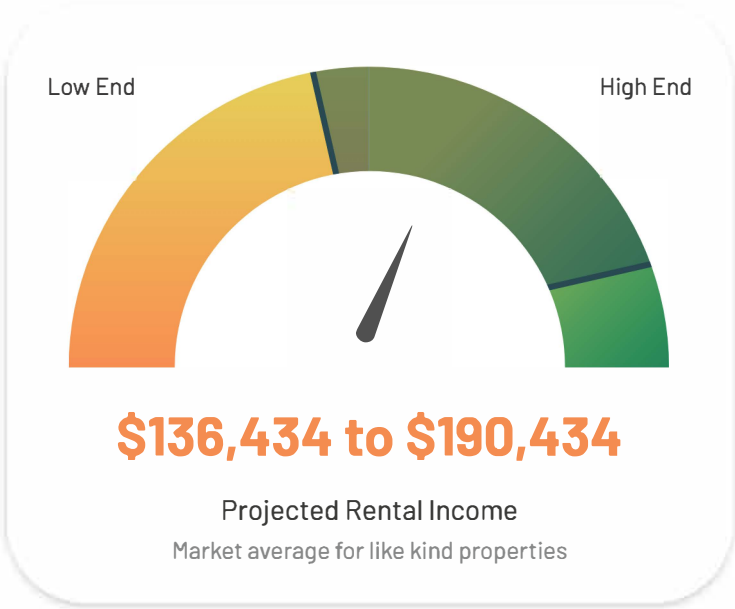


### Hollywood, FL

Beds: **6**    Baths: **4.0**    Sleeps: **14**    SQF: **2,588**  
 Home Value: **\$1,200,000**    Year Built: **1962**  
 AIRpraisal™: **\$1,301,841**    Revedy ID: **80881**  
**ISSUED:** 05-Feb-2025    **EXPIRES:** 05-Aug-2025



## Revenue Analysis



**\$160,393**

Projected Rental Income

**7.18%**

Cap Rate

---

**\$86,118**

Net Operating Income

**6.70%**

Cash on Cash Return

---

**\$676**

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.



# Monthly STR Performance

## OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
70.58%	82.09%	85.98%	72.66%	62.03%	57.73%	69.61%	54.73%	48.01%	55.57%	55.22%	65.78%

## RENT

January	February	March	April	May	June	July	August	September	October	November	December
\$14,325	\$15,961	\$19,811	\$14,870	\$12,320	\$12,224	\$15,945	\$11,422	\$8,903	\$10,154	\$9,946	\$14,518

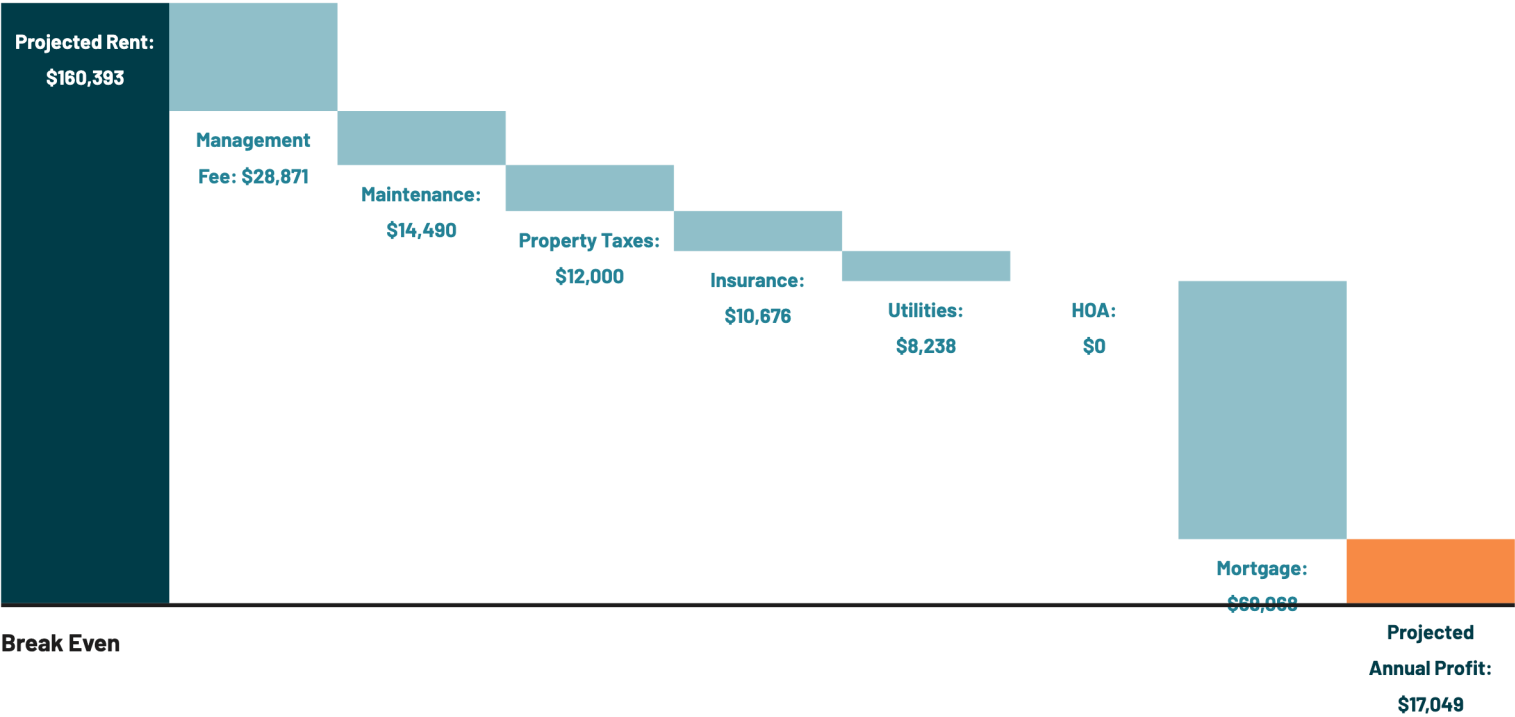
## NET OPERATING INCOME

January	February	March	April	May	June	July	August	September	October	November	December
\$7,800	\$8,807	\$11,850	\$8,187	\$6,405	\$6,451	\$9,156	\$5,881	\$4,012	\$4,817	\$4,656	\$8,097

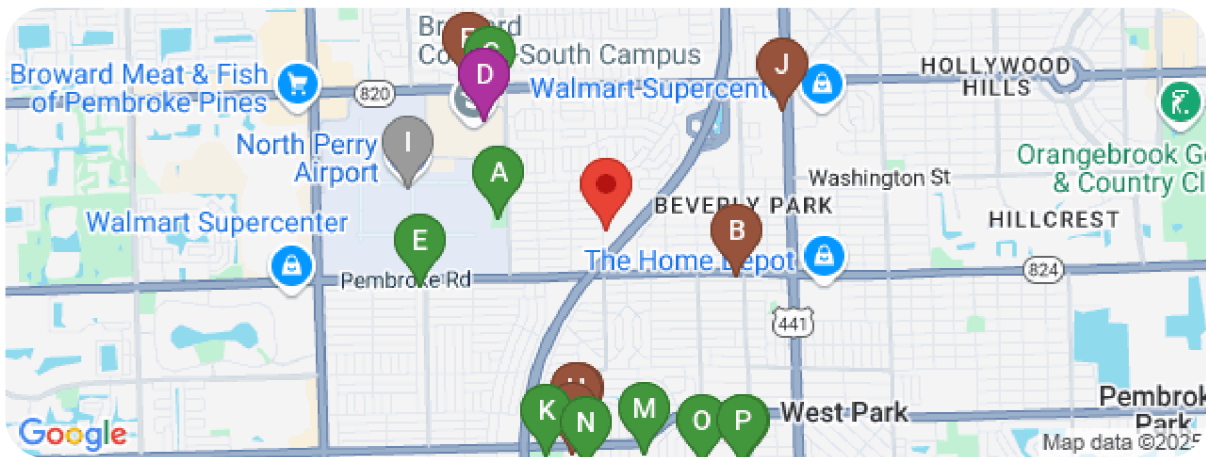
## ADR

January	February	March	April	May	June	July	August	September	October	November	December
\$660	\$695	\$751	\$688	\$640	\$714	\$745	\$682	\$618	\$595	\$602	\$720

# Projected Profit



# Local Amenities



<div><div>A</div><div>Maxwell Park</div><div><div><div></div></div><div>0.6 mi.</div></div><div>Categories: park</div></div>	<div><div>B</div><div>Brooklyn New York Deli Pizza</div><div><div><div></div></div><div>0.7 mi.</div></div><div>Categories: restaurant</div></div>	<div><div>C</div><div>Broward College Fitness Park</div><div><div><div></div></div><div>0.9 mi.</div></div><div>Categories: park</div></div>	<div><div>D</div><div>Building 69</div><div><div><div></div></div><div>0.9 mi.</div></div><div>Categories: entertainment</div></div>
<div><div>E</div><div>Sawyer Park</div><div><div><div></div></div><div>1.0 mi.</div></div><div>Categories: park</div></div>	<div><div>F</div><div>The Dutch Pot Jamaican Restaurant</div><div><div><div></div></div><div>1.1 mi.</div></div><div>Categories: restaurant</div></div>	<div><div>G</div><div>D &amp; G Jamaican</div><div><div><div></div></div><div>1.1 mi.</div></div><div>Categories: restaurant</div></div>	<div><div>H</div><div>Pizza Hut</div><div><div><div></div></div><div>1.1 mi.</div></div><div>Categories: restaurant</div></div>
<div><div>I</div><div>North Perry Airport</div><div><div><div></div></div><div>1.1 mi.</div></div><div>Categories: airport</div></div>	<div><div>J</div><div>Denny's</div><div><div><div></div></div><div>1.1 mi.</div></div><div>Categories: restaurant</div></div>	<div><div>K</div><div>Shirley Branca Park</div><div><div><div></div></div><div>1.2 mi.</div></div><div>Categories: park</div></div>	<div><div>L</div><div>Antonio's Pizzeria</div><div><div><div></div></div><div>1.2 mi.</div></div><div>Categories: restaurant</div></div>
<div><div>M</div><div>Calhoun Recreation Complex</div><div><div><div></div></div><div>1.2 mi.</div></div><div>Categories: park</div></div>	<div><div>N</div><div>Wellman Field</div><div><div><div></div></div><div>1.3 mi.</div></div><div>Categories: park</div></div>	<div><div>O</div><div>Veterans Memorial Park</div><div><div><div></div></div><div>1.4 mi.</div></div><div>Categories: park</div></div>	<div><div>P</div><div>Miramar Athletic Park</div><div><div><div></div></div><div>1.5 mi.</div></div><div>Categories: park</div></div>
<div><div>R</div><div>Hollywood West Skate Park</div><div><div><div></div></div><div>1.5 mi.</div></div><div>Categories: park</div></div>	<div><div>S</div><div>Southwest Broward Junior Athletic Association</div><div><div><div></div></div><div>1.5 mi.</div></div><div>Categories: park</div></div>	<div><div>T</div><div>Snake Warriors Island</div><div><div><div></div></div><div>1.7 mi.</div></div><div>Categories: park</div></div>	<div><div>U</div><div>Montella Park</div><div><div><div></div></div><div>1.5 mi.</div></div><div>Categories: park</div></div>

# Property Attributes

---

## KEY FEATURES

Bed	6	Sq Ft	2,588
Bath	4.0	Property Type	Single-Family
Sleeps	14	Existing Rental	No
Furniture Included	Furniture Included	HOA	\$0

## HOME AMENITIES

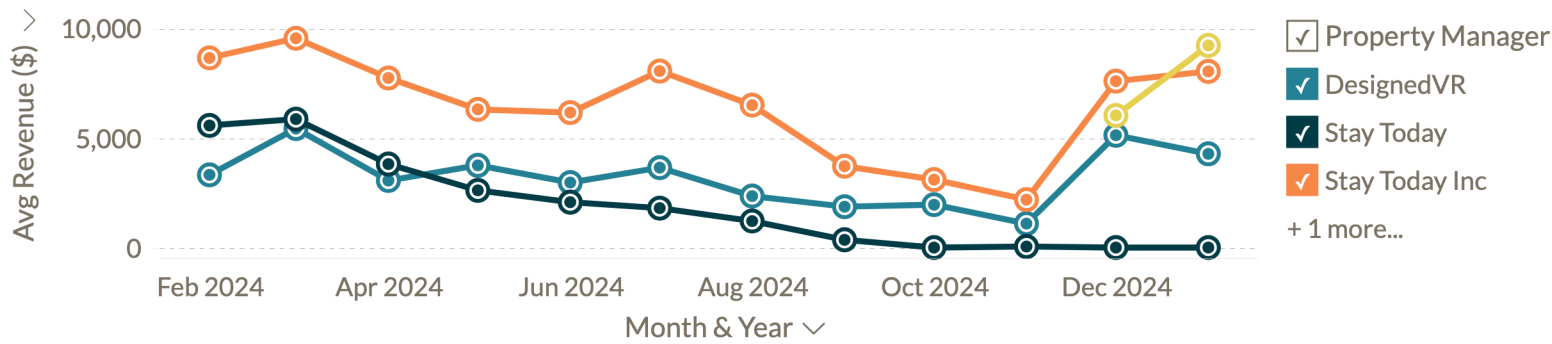
Proximity to Water	Water View	Reserved Parking	Limited Parking
Proximity to Attractions	Great	Private Pool	Yes
Indoor Entertainment	Good	Outdoor Entertainment	Good
Ski-in Ski-out	No		

## 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
Beachfront Marenas	82	\$48,680	58%	34
Zen Vacation Rentals	81	\$49,243	52%	60
DesignedVR	81	\$44,141	35%	75
Stay Today	79	\$37,613	50%	121
Miami Rent Apart	78	\$50,346	67%	91
Stay Sol	78	\$36,777	52%	424
Hollywood Vacation Rentals	73	\$66,974	59%	53
One Stay	71	\$53,225	67%	29

# Market Analysis



7,040

Active Listings

914

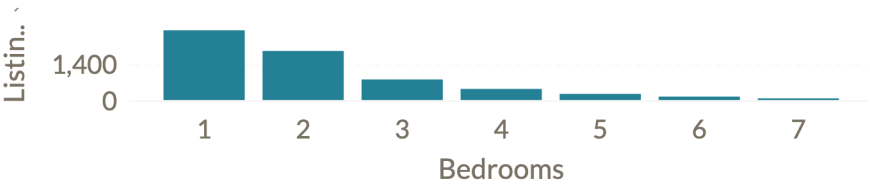
Professionally  
Managed

Average Revenue **\$4,362**

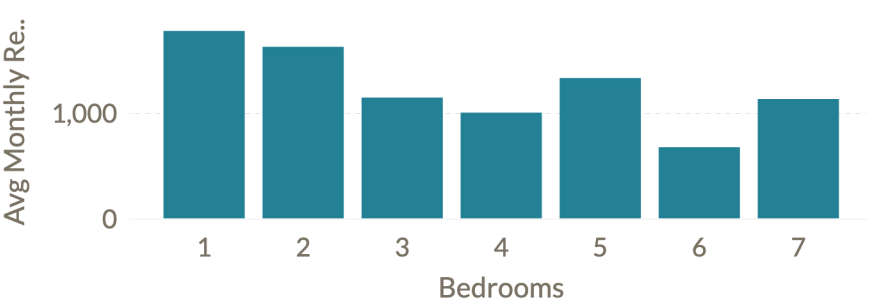
Average ADR **\$292**

Average  
Occupancy **53%**

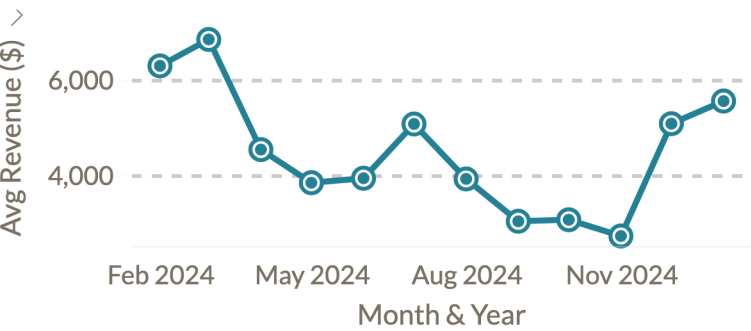
Property Count by Bedrooms



Revenue / Bedroom by Bedrooms



Market Revenue



Market Occupancy



UNDERWRITE INPUTS:

Performance Level:	Management Fee:	Down Payment Percent:	Down Payment:	Loan Amount:	Interest Rate:
High	18%	20%	\$240,000	\$960,000	6%
Loan Term:	Custom Expenses:	Additional Information:			
30 years	No	N/A			

DISCLOSURES

**Revedy assumes no responsibility or liability for any errors or omissions in the content of this report, or for the results obtained from the use of this information. The information contained in this site is provided on an "as is" basis with no guarantees of completeness, accuracy, usefulness or timeliness and without any warranties of any kind whatsoever, express or implied. Please take all steps necessary to ascertain that information you receive from Revedy is correct and has been verified. Check the sources and ordinances included in the report.**

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 05-Feb-2025 and expires on 05-Aug-2025.

Copyright © 2024 Revedy, LLC. All Rights Reserved.