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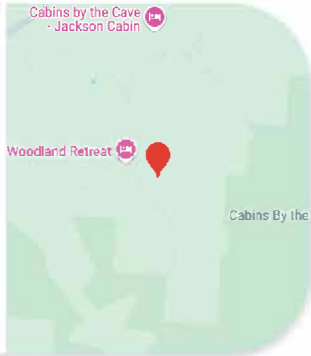
Rockbridge, OH

Beds: 7 Baths: 5.0 Sleeps: 16 SQF: 3,123

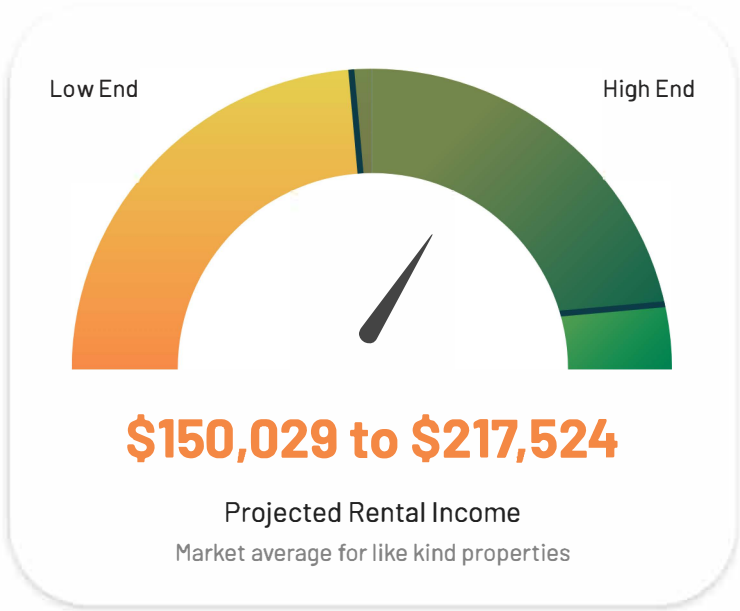
Home Value: \$1,499,900 Year Built: 1996

AI Rpraisal™: \$1,786,879 Revedy ID: 104660

ISSUED: 11-Jun-2025 EXPIRES: 11-Dec-2025



Revenue Analysis



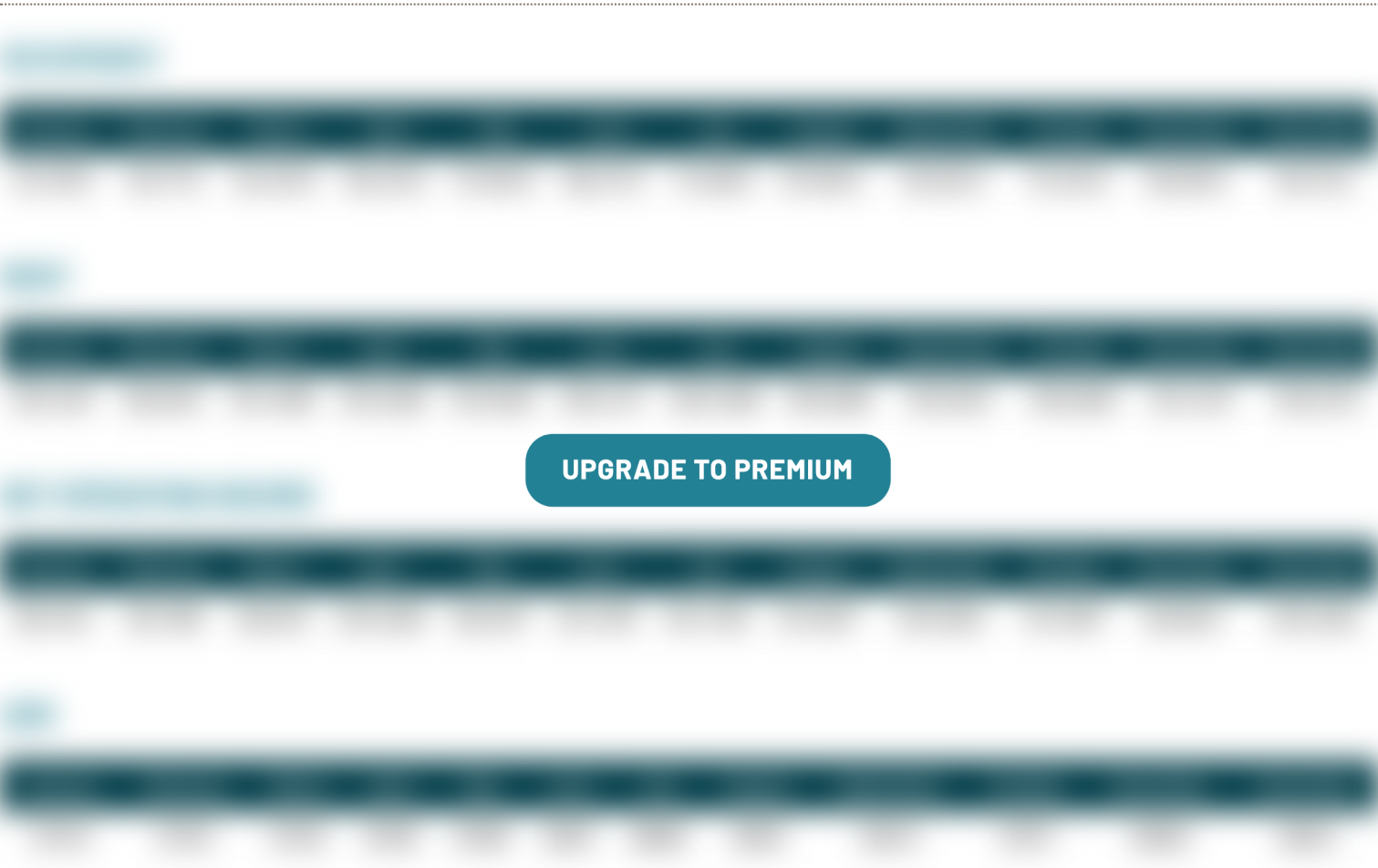
\$180,019 Projected Rental Income	8.12% Cap Rate
\$121,784 Net Operating Income	8.17% Cash on Cash Return
\$795 Average Daily Rate (ADR)	62% Occupancy

About Revedy Underwriting

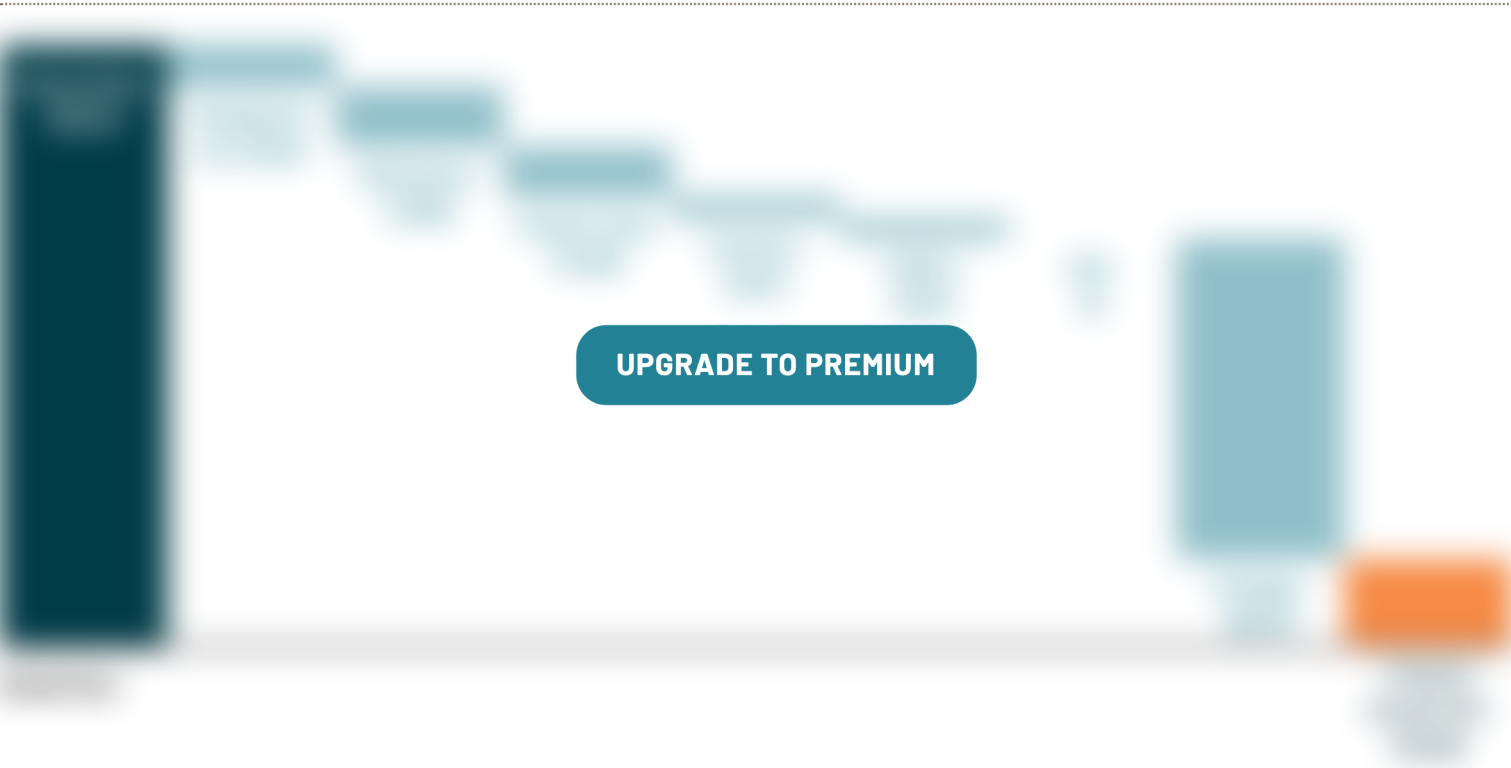
Revedy is the industry leader in evaluating short-term rentals as investment assets, with more than \$50B underwritten. Our unbiased 3rd-party service offers two underwriting types:

- 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



Projected Profit



Selected Comps

	Property	Size	Bedrooms	Bathrooms	Year Built
	123 Main St	1,200 sq ft	3	2	2015
	456 Oak Ave	1,500 sq ft	4	3	2018
	789 Pine Rd	1,800 sq ft	5	4	2020
	101 Elm St	1,400 sq ft	3	2	2017
	202 Maple Dr	1,600 sq ft	4	3	2019

UPGRADE TO PREMIUM

Design & Staging

PROFESSIONAL DESIGN

Our team of experienced designers creates stylish designs that appeal to the ideal guest in every market.

TURNKEY SOLUTION

We take your listing all the way from renovations to staging and stocking guest amenities.

INCREASED REVENUE

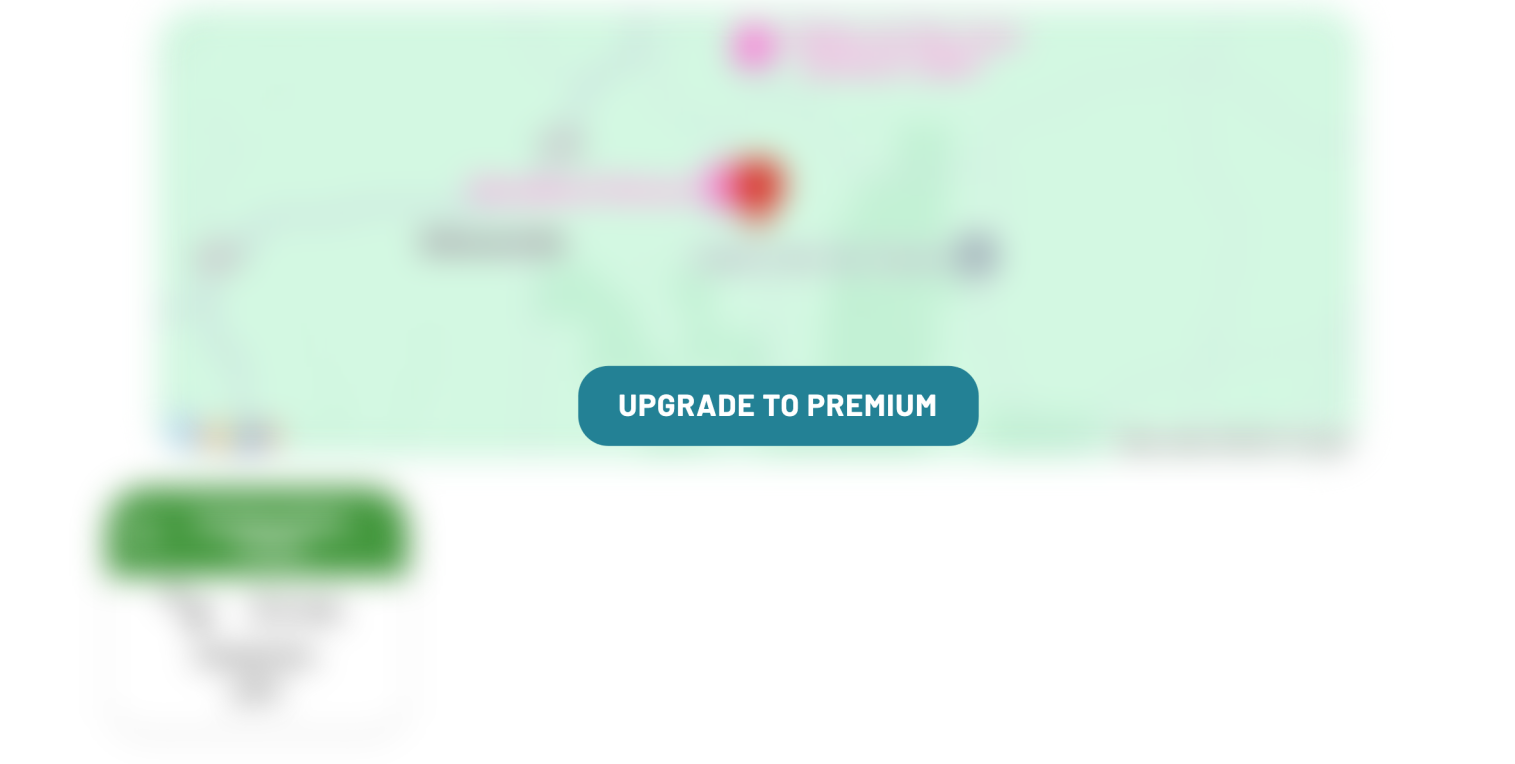
An emphasis on luxury designs improves returns by heightening guest experiences and overall demand.

Estimated Cost: **\$79,591**

Projected Rental Income	\$195,538	+ 9%
Net Operating Income	\$134,391	+ 10%
Profit	\$38,594	+ 49%

BOOK A FREE CONSULTATION

Local Amenities



Property Attributes

KEY FEATURES

Bed	7	Sq Ft	3,123
Bath	5.0	Property Type	Single-Family
Sleeps	16	Existing Rental	Yes
Furniture Included	Furniture Included	HOA	\$0

HOME AMENITIES

Proximity to Water	Walk to Water	Reserved Parking	Concerns with 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	No

ORDER CERTIFIED



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Zoning and Regulations

To get regulations for this market and asset, order a Certified Underwrite.

ORDER CERTIFIED

UNDERWRITE INPUTS:

Performance Level:	Management Fee:	Down Payment Percent:	Down Payment:	Loan Amount:	Interest Rate:
Medium	7%	20%	\$299,980	\$1,199,920	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 produced by Revedy on 11-Jun-2025 and expires on 11-Dec-2025.

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