



FASHION HOUSE

INDIO

LICENSED STR - Price Includes Furniture

Proforma Profit & Loss Report

84633 Litorale Court, Indio CA 92203

2469 Square Feet | 5 Bedrooms | 3.5 Bathrooms



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(CLICK any button above for more details on this Short-Term Rental)

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	REVEDY Proforma Results		REVEDY Proforma Results	
	Owner-Managed	Avg. Daily Rate	Professionally Managed	Avg. Daily Rate
\$1,050,000 STR Purchase Price (Furniture Included)	\$266,667	\$730	\$266,667	\$730
Anticipated Appraisal: \$1,050,000	(\$66,667)		(\$66,667)	
Date STR Opened for Business: Jan-2023	25% Vacancy Rate	# Days Booked	25% Vacancy Rate	# Days Booked
Maximum Number of Guests: 10	75% Occupancy Rate	274	75% Occupancy Rate	274
Scheduled Rental Income at 100% Occupancy:				
VACANCY RATE:				
OWNER'S TOTAL GROSS RENTAL INCOME (After Cleaning Fees & TOT):	\$200,000		\$200,000	
TRANSIENT OCCUPANCY TAX (Per STR Ordinance):	14.0% TOT Already Deducted from Gross Income		14.0% TOT Already Deducted from Gross Income	
PROFESSIONAL PROPERTY MGT. FEE:	-0-	N/A (Owner-Managed)	(\$40,000)	20% Property Management Fee (Estimate)
PROPERTY TAX:	(\$12,600)	1.2000% of Purchase Price	(\$12,600)	1.2000% of Purchase Price
SHORT-TERM RENTAL LICENSE FEE:	(\$1,944)	\$1,944 Annual STR License Fee Per STR Ordinance	(\$1,944)	\$1,944 Annual STR License Fee Per STR Ordinance
HOMEOWNER & STR LIABILITY INSURANCE:	(\$1,270)	\$106 Avg. Monthly Insurance Cost (Per Seller)	(\$1,270)	\$106 Avg. Monthly Insurance Cost (Per Seller)
ADVERTISING:	(\$500)	\$42 Avg. Monthly Advertising Cost Estimate	-0-	-0- Advertising is Included in Property Mgt. Fee
SUPPLIES:	(\$1,800)	\$150 Avg. Monthly Supplies Cost Estimate	-0-	-0- Supplies are Included in Property Mgt. Fee
INTERNET & TV:	-0-	-0- Internet & TV Included in HOA Fee	-0-	-0- Internet & TV Included in HOA Fee
NO GARDENER REQUIRED:	-0-	-0- Gardener Not Required (Per Seller)	-0-	-0- Gardener Not Required (Per Seller)
POOL SERVICE:	(\$2,400)	\$200 Avg. Monthly Pool or HT Service Estimate	(\$2,400)	\$200 Avg. Monthly Pool or HT Service Estimate
PEST CONTROL:	(\$480)	\$40 Avg. Monthly Pest Control Cost (Per Seller)	(\$480)	\$40 Avg. Monthly Pest Control Cost (Per Seller)
TRASH COLLECTION:	(\$852)	\$71 Avg. Monthly Trash Service Cost (Per Seller)	(\$852)	\$71 Avg. Monthly Trash Service Cost (Per Seller)
ELECTRICITY:	(\$2,400)	\$200 Avg. Monthly Electric Bill (Per Seller)	(\$2,400)	\$200 Avg. Monthly Electric Bill (Per Seller)
GAS:	(\$3,600)	\$300 Avg. Monthly Gas Bill (Per Seller)	(\$3,600)	\$300 Avg. Monthly Gas Bill (Per Seller)
WATER:	(\$480)	\$40 Avg. Monthly Water Bill (Per Seller)	(\$480)	\$40 Avg. Monthly Water Bill (Per Seller)
REPAIRS & MAINTENANCE:	(\$2,400)	\$200 Avg. Monthly Maintenance Cost (Per Seller)	(\$2,400)	\$200 Avg. Monthly Maintenance Cost (Per Seller)
\$1,750 ANNUAL STR FEE + \$285 MONTHLY HOA FEE:	(\$5,172)	\$431 Monthly Avg. (Per Seller)	(\$5,172)	\$431 Monthly Avg. (Per Seller)
TOTAL OPERATING EXPENSES:	(\$35,898)	18% of Gross Rental Income	(\$73,598)	37% of Gross Rental Income
NET OPERATING INCOME:	\$164,102	82% of Gross Rental Income	\$126,402	63% of Gross Rental Income
CAP RATE	15.6%		12.0%	

	LOAN TYPE: 30-YEAR FIXED RATE			DSCR Loan			DSCR Ratio		
	30-YEAR FIXED RATE	DSCR Loan	DSCR Ratio	30-YEAR FIXED RATE	DSCR Loan	DSCR Ratio			
\$19,688 Interest Rate Discount Points	\$282,188	\$278,250	2.05%	\$282,188	\$278,250	1.58%			
\$262,500 25.0% Down Payment	\$164,102	\$164,102	Interest Rate	\$126,402	\$126,402	Interest Rate			
\$282,188 TOTAL EQUITY INVESTED	(\$63,708) ← 6.500%	(\$80,196) ← 8.875%		(\$63,708) ← 6.500%	(\$80,196) ← 8.875%				
BEFORE TAX CASH FLOW:	\$100,394	\$83,906		\$62,694	\$46,206				
CASH-ON-CASH RETURN	35.6%	30.2%		22.2%	16.6%				
Break Even Gross Revenue:	\$99,606	\$116,094		\$137,306	\$153,794				
Break Even Occupancy Rate:	37%	44%		52%	58%				

The STR cannot be advertised (or host guests) until the new owner receives the hard copy of the new STR permit, which takes approximately 21-days to process. A Property Safety Inspection is required before a STR permit will be issued.

The loan Interest Rate & Monthly Mortgage Payment shown is the ACTUAL Interest Rate & Monthly Mortgage Payment that a well-qualified Investor can obtain from OAKTREE Funding as of **12/3/22**

The Proforma Revenue & Occupancy estimates were calculated by an independent STR Analysis Company (REVEDY) based on the actual performance of similar Short-Term Rentals (in the area). MLS# 12345678

Cap Rate Formula = Net Operating Income / Purchase Price Contact Hans Hufstetler at (215) 353-1870 for loan details.

Cash-on-Cash Formula = Before Tax Cash Flow / Total Equity Invested Version: 13.7