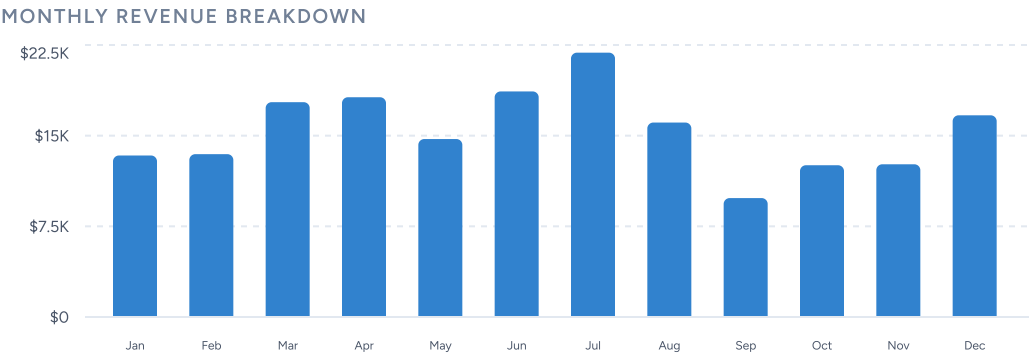


7517 Marker Ave, Kissimmee, FL

\$925,000 · 10 bed · 10 bath · 4,730 sqft



PROJECTED REVENUE

Annual **\$185,808**

Monthly **\$15,484**

Low Est. **\$158K** High Est. **\$214K**

ADR **\$908**

OCCUPANCY **56%**

REVPAR **\$508**

TAX DEDUCT. **\$178K**

PREPARED BY

 **Kelly French**
Licensed Real Estate Broker
Kelly French Real Estate, Inc.

LIVE REPORT



Comparable Properties



Magical Villa 10BR/10BA with Pool & Spa by Disney
0.4 mi away
10 bd · 10 ba · 16 guests
ADR \$659 · Occ 31% · Revenue \$86K



10 BD/ 10 BA Sleeps 20! Encore at Reunion (7709FD)
0.7 mi away
10 bd · 10 ba · 16 guests
ADR \$620 · Occ 66% · Revenue \$183K



10BR Themed Villa • Games Room • Near Disney
0.4 mi away
10 bd · 10 ba · 16 guests
ADR \$522 · Occ 22% · Revenue \$54K

Comparable Properties



Group Getaway • 14 Beds • Sleeps Up to 20

0.3 mi away
10 bd · 10 ba · 16 guests
ADR \$582 · Occ 17% · Revenue \$41K



Huge 10 Bed Family Home w/Arcades & Pool Heat

0.4 mi away
10 bd · 10 ba · 16 guests
ADR \$663 · Occ 21% · Revenue \$73K



Sun-filled House with Backyard Pool at Encore

0.2 mi away
10 bd · 10 ba · 16 guests
ADR \$819 · Occ 15% · Revenue \$53K



Outdoor TV, Foosball, Basketball Arcade, Game Room

0 mi away
10 bd · 10 ba · 16 guests
ADR \$612 · Occ 23% · Revenue \$67K



Spectacular Themed Vacation Villa Close To Disney

0.4 mi away
10 bd · 10 ba · 16 guests
ADR \$650 · Occ 17% · Revenue \$51K



Encore Disney Dream

0.2 mi away
10 bd · 10 ba · 16 guests
ADR \$542 · Occ 33% · Revenue \$82K



Magical Family Retreat | Your Dream Vacation

0.3 mi away
10 bd · 10 ba · 16 guests
ADR \$583 · Occ 25% · Revenue \$57K



Entertainment 10BR/10BA Encore Resort 7mi Disney!

0.2 mi away
10 bd · 10 ba · 16 guests
ADR \$714 · Occ 17% · Revenue \$50K



Luxury 10 BR/BA Theater +Game @Encore Near Disney

0.3 mi away
10 bd · 10 ba · 16 guests
ADR \$666 · Occ 17% · Revenue \$51K



ECR121 - Encore1 OBR Disney Villa with Pool & Spa

0.2 mi away
10 bd · 10 ba · 16 guests
ADR \$719 · Occ 12% · Revenue \$41K



The Ultimate Vacation Mansion-TT463

1.4 mi away
10 bd · 10 ba · 16 guests
ADR \$2K · Occ 35% · Revenue \$296K



Vacationer's Paradise | Game Room, Basketball Court

1.5 mi away
10 bd · 10 ba · 16 guests
ADR \$2K · Occ 17% · Revenue \$134K



Mansion w Arcade, Theater, Game Loft, Huge Balcony

1 mi away
10 bd · 9.5 ba · 16 guests
ADR \$2K · Occ 31% · Revenue \$233K



10 Bd/ 10.5 Ba Sleeps 20! Encore At Reunion(205SS)

0.4 mi away
10 bd · 10.5 ba · 16 guests
ADR \$717 · Occ 71% · Revenue \$219K



Reunion Chateau | 10BR Luxury Estate Near Disney

1 mi away
10 bd · 10.5 ba · 16 guests
ADR \$3K · Occ 40% · Revenue \$485K



Mansion Near Disney w/ Arcade, Theater & Huge Pool

0.8 mi away
10 bd · 10.5 ba · 16 guests
ADR \$2K · Occ 49% · Revenue \$391K



Private Pool Home near Disney + Waterpark Access

0 mi away
10 bd · 9 ba · 16 guests
ADR \$756 · Occ 17% · Revenue \$56K



Innovative Villa with Themed Bedrooms at Encore

0.4 mi away
10 bd · 9 ba · 16 guests
ADR \$743 · Occ 16% · Revenue \$49K



Home w Private Pool near Disney & Waterpark Access

0.7 mi away
10 bd · 9 ba · 16 guests
ADR \$771 · Occ 25% · Revenue \$86K



Stylish Villa with Galactic Themed Room in Encore

0.6 mi away
10 bd · 9 ba · 16 guests
ADR \$878 · Occ 20% · Revenue \$75K



Waterpark Access + Private Pool near Disney

0 mi away
10 bd · 11 ba · 16 guests
ADR \$719 · Occ 19% · Revenue \$63K



Group getaway w/ pool & themed rooms

0.5 mi away
10 bd · 9 ba · 16 guests
ADR \$827 · Occ 14% · Revenue \$52K



Movie & Game room ~ Theme Rooms ~Pool/Hot Tub

0.6 mi away
10 bd · 9 ba · 16 guests
ADR \$597 · Occ 26% · Revenue \$66K



Modern Estate | 8,400 sq ft Luxury Villa

0.9 mi away
10 bd · 11 ba · 16 guests
ADR \$1K · Occ 13% · Revenue \$65K

Comparable Properties



Marvelous Home + Private Pool and Waterpark Access

0.2 mi away
10 bd · 9 ba · 16 guests
ADR \$741 · Occ 32% · Revenue \$110K



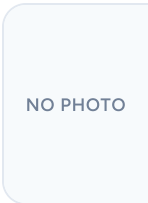
ECR313 Resort Style Mansion + Pool/Spa/Theater/Gym

0.4 mi away
10 bd · 9 ba · 16 guests
ADR \$792 · Occ 61% · Revenue \$204K



Magical Mansion Retreat/King Suites/Wtr prk/Disney

0.6 mi away
10 bd · 9 ba · 16 guests
ADR \$755 · Occ 50% · Revenue \$166K



Magic Mansion | 10-Bed, Theater, Games Room

1.6 mi away
10 bd · 10.5 ba · 16 guests
ADR \$2K · Occ 23% · Revenue \$198K



Rooftop Jacuzzi | Minigolf | Games Floor | Theater

1.2 mi away
10 bd · 11 ba · 16 guests
ADR \$2K · Occ 52% · Revenue \$441K



Group villa w/ pool, games & theater

0.6 mi away
10 bd · 11.5 ba · 16 guests
ADR \$840 · Occ 26% · Revenue \$109K



Magnificent 10BR at Encore next to Disney - 344A

0.4 mi away
10 bd · 8 ba · 16 guests
ADR \$726 · Occ 42% · Revenue \$118K



Glamorous Getaway With Themed Bedrooms at Reunion

0.9 mi away
10 bd · 12 ba · 16 guests
ADR \$2K · Occ 11% · Revenue \$105K



EV_7704 - Encore Elegance Villa

0.6 mi away
10 bd · 8 ba · 16 guests
ADR \$559 · Occ 17% · Revenue \$31K



High Flight | Flight Simulators, Pool & Spa

1.5 mi away
10 bd · 8.5 ba · 16 guests
ADR \$1K · Occ 24% · Revenue \$130K



Really Fun House with great view

1.2 mi away
10 bd · 12 ba · 16 guests
ADR \$2K · Occ 60% · Revenue \$470K



Super Fun House with Amazing Views

1.2 mi away
10 bd · 12 ba · 16 guests
ADR \$2K · Occ 60% · Revenue \$504K



The Modern Jewel | w/ Pool, 2 Game Rooms, Theater

1.9 mi away
10 bd · 9.5 ba · 16 guests
ADR \$1K · Occ 24% · Revenue \$117K



Modern Luxury w/ 12 Ensuite BDs Pool&Spa Theater

0.5 mi away
10 bd · 12.5 ba · 16 guests
ADR \$2K · Occ 31% · Revenue \$192K



Unique 10BD Home with Movie, Game Room and Pool

0.6 mi away
10 bd · 7.5 ba · 16 guests
ADR \$525 · Occ 54% · Revenue \$124K



Legends Coastal Sanctuary: Private Pool, Theater

1 mi away
10 bd · 12.5 ba · 16 guests
ADR \$1K · Occ 33% · Revenue \$216K



Modern Luxury w/ 12 Ensuite BDs Pool&Spa Theater

0.5 mi away
10 bd · 12.5 ba · 16 guests
ADR \$1K · Occ 37% · Revenue \$187K



Eagle Bay - Game Loft, Theater, Private Pool, Golf

1.7 mi away
10 bd · 11.5 ba · 16 guests
ADR \$4K · Occ 16% · Revenue \$205K



Traditional Home with Loft TV Area at Encore

0.4 mi away
9 bd · 10 ba · 16 guests
ADR \$861 · Occ 10% · Revenue \$38K



Affordable 11Bd Home, Family-Friendly Stay

0.4 mi away
11 bd · 10 ba · 16 guests
ADR \$588 · Occ 49% · Revenue \$128K



Spacious retreat w/ arcade, pool & hot tub

0.3 mi away
9 bd · 10 ba · 16 guests
ADR \$641 · Occ 16% · Revenue \$52K



Luxurious Escape 11BD/12BA Home in Orlando (ER251)

0.3 mi away
11 bd · 10 ba · 16 guests
ADR \$776 · Occ 31% · Revenue \$94K



11BR Modern Villa • Star Wars • Pool • Near Disney

0.4 mi away
11 bd · 10 ba · 16 guests
ADR \$516 · Occ 36% · Revenue \$82K



Financial Summary (Annual)

Revenue	\$185,809
Operating Expenses	\$37,835
Operating Income	\$147,974
Mortgage & Taxes	\$62,398
Profit (Cash Flow)	\$85,576

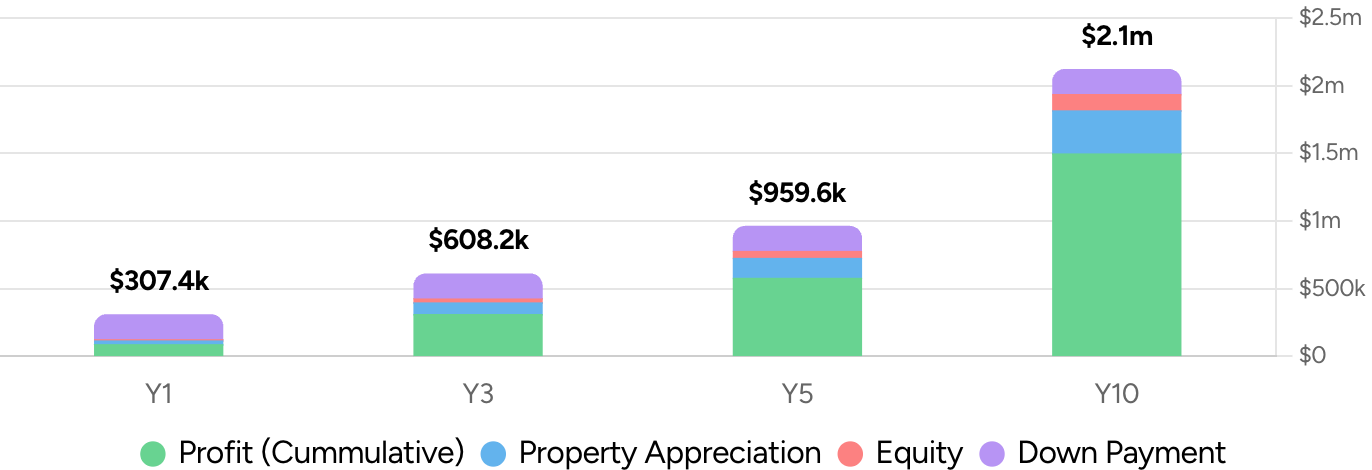


Return Metrics

CASH ON CASH RETURN	CAP RATE	RETURN ON INVESTMENT	PROPERTY APPRECIATION	REVENUE APPRECIATION
38.41%	15.99%	53.94%	3%	3%

Investment Value Over Time

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Cumulative cash flow	\$85,575	\$171,151	\$256,727	\$342,303	\$427,879	\$855,759	\$2,567,278
Revenue Appreciation	\$5,574	\$11,315	\$17,229	\$23,320	\$29,594	\$63,902	\$265,197
Home Equity	\$9,087	\$18,735	\$28,977	\$39,852	\$51,397	\$120,725	\$740,000
Down Payment	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Property Appreciation	\$27,750	\$56,332	\$85,772	\$116,095	\$147,328	\$318,122	\$1,320,217
Total Return	\$312,987	\$442,535	\$573,707	\$706,572	\$841,200	\$1,543,510	\$5,077,694





Operating Expenses

MONTHLY EXPENSES

\$3,153

ANNUAL EXPENSES

\$37,835

Utilities	\$440	Maintenance	\$2,248
Internet + TV	\$100	Property Insurance	\$150
Water/Sewer	\$70	HOA	\$0
Garbage	\$50	Landscaping	\$150
Electric	\$115	Ongoing Repairs	\$150
Gas	\$55	Supplies	\$150
Other	\$50	Software	\$50
		Pest Control	\$50
		Permits	\$0
		Other	\$0
		Cleaning Cost	\$1,548
Management & Platform Fees			\$465
Platform Fee (i.e. Airbnb)			\$465
Property Manager Fee			\$0



Mortgage & Taxes

MONTHLY MORTGAGE & TAX

\$5,200

ANNUAL MORTGAGE & TAX

\$62,398

Down Payment		Monthly Loan Payment	
\$185,000		\$4,437	
Purchase Price	\$925,000	Mortgage Length	30 years
Percent Down	20%	Interest Rate	6%
Total Loan Amount	\$740,000	DSCR Ratio	2.37
Property Tax Yearly			
Property Tax Yearly			0.99%
Property Tax Monthly			\$763
Mortgage Insurance (PMI)			0%



Property Details

TYPE

Single Family Home

INTERIOR

4,730 sqft

LOT SIZE

6,969 sqft

YEAR BUILT

2016

PARKING

No

HEATING

Other

HOME SNAPSHOT

POOL

No

GARAGE

No

BASEMENT

No

PRICE / SQFT

\$186

LOT & TAX

PARCEL

232527492500010540

FLOOD ZONE

No

ASSESSED VALUE

\$889,400

MARKET ESTIMATE

\$881,700

YEAR ASSESSED

2024

SCHOOLS

ELEMENTARY

Island Village Elementary School

3/10 rating

HIGH

Poinciana High School

4/10 rating



Tax calculator (US only)

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Standard Depreciation	\$11,621	\$11,621	\$11,621	\$11,621	\$11,621	\$11,621	\$11,621
Bonus Depreciation	\$201,600	-	-	-	-	-	-
Accel. Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total depreciation	\$213,221	\$11,621	\$11,621	\$11,621	\$11,621	\$11,621	\$11,621
Property Tax	\$9,157	\$9,157	\$9,157	\$9,157	\$9,157	\$9,157	\$9,157
Mortgage Interest	\$43,901	\$43,325	\$42,713	\$42,064	\$41,375	\$37,236	\$264
Total Tax Deduction	\$266,280	\$64,104	\$63,493	\$62,844	\$62,154	\$58,015	\$21,044
Estimated full-year rental income	\$0	\$185,808	\$185,808	\$185,808	\$185,808	\$185,808	\$185,808
Taxable rental income (loss)	(\$266,280)	\$83,868	\$84,480	\$85,129	\$85,818	\$89,957	\$126,929

Year 1 rental income may factor in depending on how many months the property is placed in service.

Rental projections are educated estimates based on comparable data and market trends. Actual performance will vary based on property condition, management, pricing strategy, seasonality, regulations, and market conditions. This report is not a guarantee of future income.