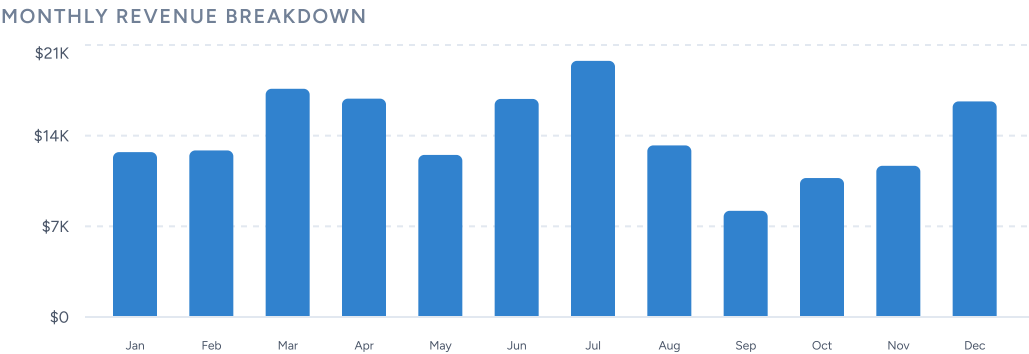


7739 Graben St, Kissimmee, FL

\$950,000 · 9 bed · 9 bath · 4,630 sqft



PROJECTED REVENUE

Annual **\$169,674**
Monthly **\$14,139**

Low Est. **\$144K** High Est. **\$195K**

ADR
\$844

OCCUPANCY
55%

REVPAR
\$464

TAX DEDUCT.
\$182K

PREPARED BY

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

LIVE REPORT

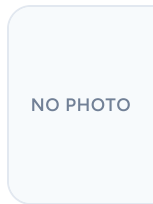
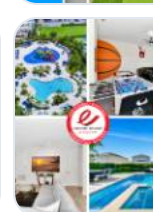
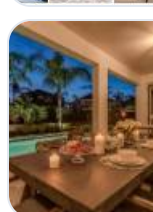
Comparable Properties

Fabulous Vacation Villa With Private Pool and Spa
0.2 mi away
9 bd · 9 ba · 16 guests
ADR \$445 · Occ 64% · Revenue \$122K

Heatable Pool, HotTub, Sleeps 24, Near Disney Parks
0 mi away
9 bd · 9 ba · 16 guests
ADR \$584 · Occ 56% · Revenue \$154K

Modern Family Villa With Private Pool and Hot Tub
0.1 mi away
9 bd · 9 ba · 16 guests
ADR \$477 · Occ 31% · Revenue \$68K

Comparable Properties

	Vacation fun by Sunshineville 0 mi away 9 bd · 9 ba · 16 guests ADR \$437 · Occ 37% · Revenue \$72K	 The Epic Portal Mansion 1.4 mi away 9 bd · 9 ba · 16 guests ADR \$3K · Occ 20% · Revenue \$227K	 Luxury Villa Pool Heat + BBQ FREE - 10 min Parks 0.1 mi away 9 bd · 8.5 ba · 16 guests ADR \$528 · Occ 28% · Revenue \$64K
	Energetic Villa with Gazebo at Encore 0.2 mi away 9 bd · 8.5 ba · 16 guests ADR \$772 · Occ 21% · Revenue \$70K	 Putting Green and Game Room + Waterpark Access 0.2 mi away 9 bd · 8.5 ba · 16 guests ADR \$659 · Occ 18% · Revenue \$55K	 Luxury 9Bed W Pool, Movie, Gaming, Next to Disney 0.5 mi away 9 bd · 9.5 ba · 16 guests ADR \$791 · Occ 71% · Revenue \$231K
	Luxury 9BR Villa w/ Pool & Game Room – Kissimmee 0.1 mi away 9 bd · 8.5 ba · 16 guests ADR \$627 · Occ 19% · Revenue \$56K	 Game Room with Pool Table + Waterpark Access 0.1 mi away 9 bd · 8.5 ba · 16 guests ADR \$621 · Occ 48% · Revenue \$129K	 Cozy Luxury Villa with beautiful sunset view 0.2 mi away 9 bd · 8.5 ba · 16 guests ADR \$605 · Occ 68% · Revenue \$173K
	361-9-FD-Ultimate Mansion 0 mi away 9 bd · 8.5 ba · 16 guests ADR \$759 · Occ 18% · Revenue \$57K	 Encore Luxe 9BR, Home Theater, Private Pool & Spa 0.3 mi away 9 bd · 8.5 ba · 16 guests ADR \$645 · Occ 45% · Revenue \$123K	 Magic Villa at Reunion, Pool, Spa & Lazy River 0.6 mi away 9 bd · 9.5 ba · 16 guests ADR \$2K · Occ 28% · Revenue \$196K
	Unique Home Encore Resort 9 Br/ Theater&Game Room 0.1 mi away 9 bd · 8.5 ba · 16 guests ADR \$545 · Occ 53% · Revenue \$122K	 Ultimate Mansion-9Bed-Pool/Spa/Game 0 mi away 9 bd · 8.5 ba · 16 guests ADR \$1K · Occ 25% · Revenue \$101K	 7723-9-GS- In STYLE open concept living area 0 mi away 9 bd · 8.5 ba · 16 guests ADR \$755 · Occ 31% · Revenue \$92K
	Media Room + Pool Table with Resort Access 0.1 mi away 9 bd · 9.5 ba · 16 guests ADR \$683 · Occ 20% · Revenue \$60K	 7723 Mansion with a Magic touch 0 mi away 9 bd · 8.5 ba · 16 guests ADR \$1K · Occ 25% · Revenue \$122K	 Encore7728- Pool & Spa Theater FREE Massage... 0.3 mi away 9 bd · 8.5 ba · 16 guests ADR \$652 · Occ 35% · Revenue \$87K
	Elegant 9BR Estate Pool Heat + BBQ FREE! 0.1 mi away 9 bd · 8.5 ba · 16 guests ADR \$537 · Occ 30% · Revenue \$74K	 15 bed 5star SuperHost Mansion Disney w/PoolEncore 0.2 mi away 9 bd · 8.5 ba · 16 guests ADR \$599 · Occ 49% · Revenue \$122K	 Luxury 9Bed W Pool, Movie, Gaming, Next to Disney 0.5 mi away 9 bd · 8.5 ba · 16 guests ADR \$698 · Occ 69% · Revenue \$199K
	Luxe Villa w Arcade, Game Loft, Theater, Huge Pool 0.8 mi away 9 bd · 9.5 ba · 16 guests ADR \$1K · Occ 18% · Revenue \$117K	 Luxurious 9BD Villa w/Game Room + Themed Rooms 0.1 mi away 9 bd · 9.5 ba · 16 guests ADR \$534 · Occ 23% · Revenue \$52K	 Homely Villa with Games Room at Encore 0.4 mi away 9 bd · 8.5 ba · 16 guests ADR \$737 · Occ 17% · Revenue \$56K

Comparable Properties



Elite Home near Disney + Waterpark & Resort Access

0.3 mi away
9 bd · 8.5 ba · 16 guests
ADR \$653 · Occ 69% · Revenue \$197K



Family Friendly 9BD/9BA Home w/ Private Pool

0.5 mi away
9 bd · 8.5 ba · 16 guests
ADR \$523 · Occ 42% · Revenue \$101K



Pool & Game Room near Disney with Resort Access

0.1 mi away
9 bd · 8.5 ba · 16 guests
ADR \$649 · Occ 12% · Revenue \$30K



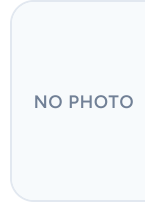
Exquisite Home w/ Games Room at Encore

0.4 mi away
9 bd · 8.5 ba · 16 guests
ADR \$718 · Occ 22% · Revenue \$68K



Vibrant Home near Disney + Waterpark Resort Access

0.1 mi away
9 bd · 8.5 ba · 16 guests
ADR \$590 · Occ 25% · Revenue \$69K



Chic Reunion 9 Bedroom Mansion with Themed Rooms

1.1 mi away
9 bd · 9.5 ba · 16 guests
ADR \$947 · Occ 16% · Revenue \$68K



Dream Vacation Home | 9 BR Featured On HGTV

1.3 mi away
9 bd · 9.5 ba · 16 guests
ADR \$921 · Occ 25% · Revenue \$116K



Games Room | Theater Room | Themed Bedroom | 1364

1.7 mi away
9 bd · 9.5 ba · 16 guests
ADR \$937 · Occ 22% · Revenue \$90K



Stylish Family Home Private Pool

1.9 mi away
9 bd · 8.5 ba · 16 guests
ADR \$520 · Occ 77% · Revenue \$170K



The Sleek Sanctuary

0.5 mi away
9 bd · 8 ba · 16 guests
ADR \$649 · Occ 10% · Revenue \$29K



Kissimmee Villa: 9BR Retreat, Sleeps 18

0.2 mi away
9 bd · 8 ba · 16 guests
ADR \$688 · Occ 60% · Revenue \$182K



Elegant 10BR retreat w/ hot tub & games

0.2 mi away
9 bd · 10 ba · 16 guests
ADR \$650 · Occ 15% · Revenue \$48K



Wonderful Encore Villa—Pool, Theater & Cozy Family

0.1 mi away
9 bd · 8 ba · 16 guests
ADR \$532 · Occ 31% · Revenue \$78K



7723 Mansion with a Magic touch

0.1 mi away
9 bd · 8 ba · 16 guests
ADR \$902 · Occ 22% · Revenue \$111K



Gorgeous 9 Bed Pool Home with Game Room-7504MA

0.4 mi away
9 bd · 8 ba · 16 guests
ADR \$502 · Occ 12% · Revenue \$26K



Astonishing Home + Water Park Access near Disney

0.2 mi away
9 bd · 8 ba · 16 guests
ADR \$631 · Occ 31% · Revenue \$88K



Spacious 9Bd near Disney with Pool - Family Dream

0.2 mi away
9 bd · 8 ba · 16 guests
ADR \$565 · Occ 55% · Revenue \$133K



9BR/8BA Luxury Villa at Kissimmee Disney - 280CW

0.2 mi away
9 bd · 8 ba · 16 guests
ADR \$659 · Occ 21% · Revenue \$58K



Traditional Home with Loft TV Area at Encore

0.1 mi away
9 bd · 10 ba · 16 guests
ADR \$829 · Occ 10% · Revenue \$37K



9BR Pool & Spa Home Near Disney | Encore

0.2 mi away
9 bd · 8 ba · 16 guests
ADR \$551 · Occ 78% · Revenue \$184K



Luxury 9 bedrooms w/ private grill and pool

0.1 mi away
9 bd · 8 ba · 16 guests
ADR \$537 · Occ 38% · Revenue \$91K



Luxurious Villa 9br, Encore Resort near to Disney

0 mi away
9 bd · 7.5 ba · 16 guests
ADR \$444 · Occ 34% · Revenue \$70K



Upscale Family Mansion ~ Mins to Disney ~ Pool/Spa

0.1 mi away
9 bd · 7 ba · 16 guests
ADR \$553 · Occ 13% · Revenue \$31K



Financial Summary (Annual)

Revenue	\$169,675
Operating Expenses	\$35,738
Operating Income	\$133,937
Mortgage & Taxes	\$64,084
Profit (Cash Flow)	\$69,853

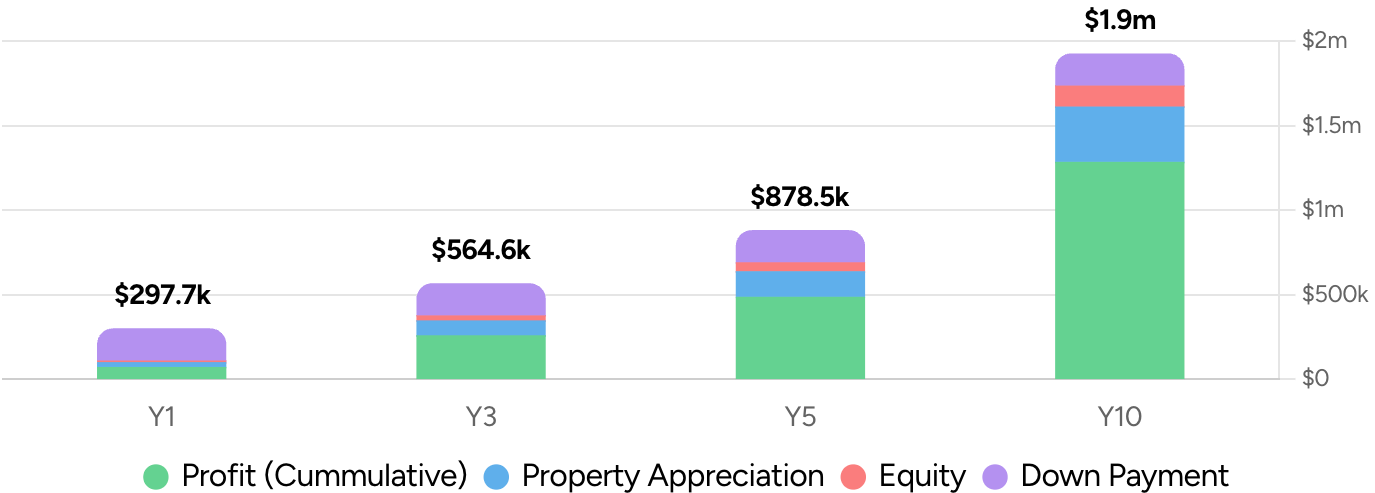


Return Metrics

CASH ON CASH RETURN	CAP RATE	RETURN ON INVESTMENT	PROPERTY APPRECIATION	REVENUE APPRECIATION
31.12%	14.09%	46.84%	3%	3%

Investment Value Over Time

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Cumulative cash flow	\$69,852	\$139,705	\$209,558	\$279,411	\$349,264	\$698,529	\$2,095,587
Revenue Appreciation	\$5,090	\$10,333	\$15,733	\$21,295	\$27,024	\$58,353	\$242,170
Home Equity	\$9,332	\$19,241	\$29,761	\$40,929	\$52,786	\$123,988	\$760,000
Down Payment	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
Property Appreciation	\$28,500	\$57,855	\$88,090	\$119,233	\$151,310	\$326,720	\$1,355,899
Total Return	\$302,776	\$417,135	\$533,143	\$650,870	\$770,386	\$1,397,592	\$4,643,657



Operating Expenses

MONTHLY EXPENSES

\$2,978

ANNUAL EXPENSES

\$35,738

Utilities	\$440	Maintenance	\$2,114
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	\$1,414
Management & Platform Fees			\$424
Platform Fee (i.e. Airbnb)			\$424
Property Manager Fee			\$0

Mortgage & Taxes

MONTHLY MORTGAGE & TAX

\$5,340

ANNUAL MORTGAGE & TAX

\$64,084

Down Payment		Monthly Loan Payment	
\$190,000		\$4,557	
Purchase Price	\$950,000	Mortgage Length	30 years
Percent Down	20%	Interest Rate	6%
Total Loan Amount	\$760,000	DSCR Ratio	2.09
Property Tax Yearly			
Property Tax Yearly			0.99%
Property Tax Monthly			\$784
Mortgage Insurance (PMI)			0%



Property Details

TYPE	INTERIOR	LOT SIZE	YEAR BUILT	PARKING	HEATING
Single Family Home	4,630 sqft	0.32 sqft	2017	2	Central, electric
HOME SNAPSHOT			LOT & TAX		
STORIES	2		PARCEL	222527492600011020	
COOLING	Central Air		FLOOD ZONE	No	
POOL	Yes		ASSESSED VALUE	\$876,700	
GARAGE	Yes		MARKET ESTIMATE	\$914,200	
BASEMENT	No		YEAR ASSESSED	2024	
AMENITIES	Dishwasher, Disposal, Dryer, Microwave				
PRICE / SQFT	\$197				

SCHOOLS

HIGH

Poinciana High School

4/10 rating



Tax calculator (US only)

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Standard Depreciation	\$11,935	\$11,935	\$11,935	\$11,935	\$11,935	\$11,935	\$11,935
Bonus Depreciation	\$206,175	-	-	-	-	-	-
Accel. Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total depreciation	\$218,110	\$11,935	\$11,935	\$11,935	\$11,935	\$11,935	\$11,935
Property Tax	\$9,405	\$9,405	\$9,405	\$9,405	\$9,405	\$9,405	\$9,405
Mortgage Interest	\$45,087	\$44,496	\$43,868	\$43,201	\$42,493	\$38,242	\$272
Total Tax Deduction	\$272,603	\$65,837	\$65,209	\$64,542	\$63,834	\$59,583	\$21,612
Estimated full-year rental income	\$0	\$169,674	\$169,674	\$169,674	\$169,674	\$169,674	\$169,674
Taxable rental income (loss)	(\$272,603)	\$68,099	\$68,727	\$69,394	\$70,102	\$74,353	\$112,323

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.