AIRDNA

Property Earning Potential

95
Submarket Score

2721 Lido Key Drive, Kissimmee, FL, USA

Market: Orlando Submarket: Four Corners

4 Bed 2 Bath 8 Guests

Operating Expenses	$21.1K
Net Operating Income	$25.5K
Cap Rate	5.61%

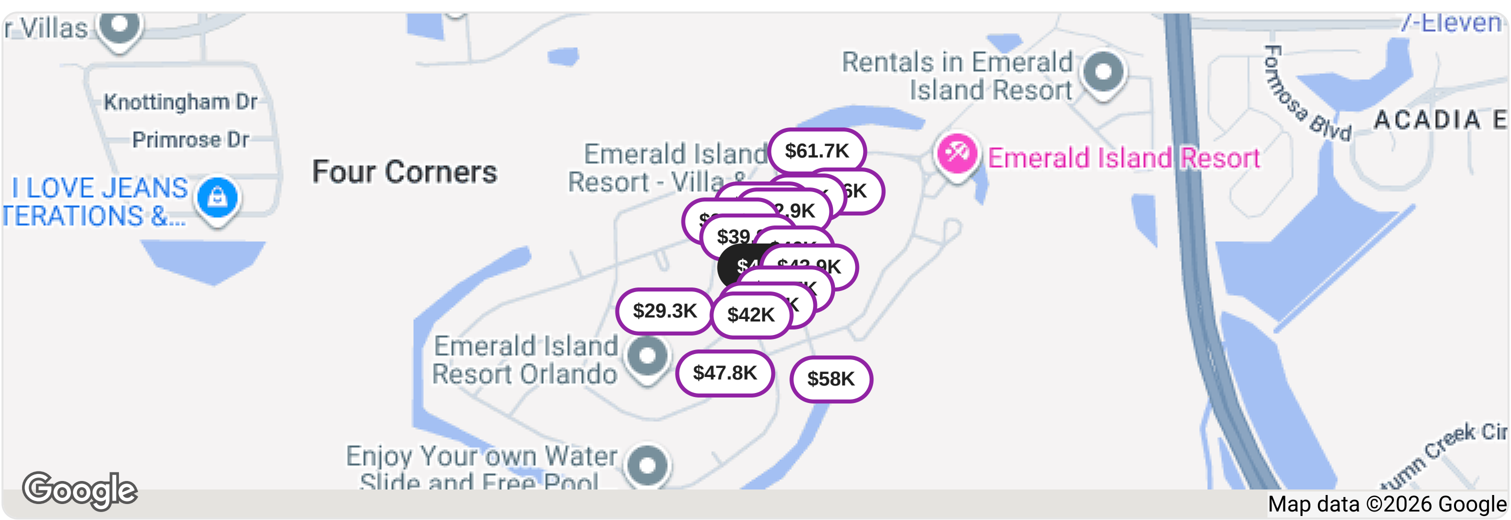
$46.6K Projected Revenue	66.6% Occupancy	$191.7 Average Daily Rate	Medium Confidence Score

Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
You Found the Secret Key!	4	3	$51.1K	325	$43.9K	79.1%	$172.8
Four Bed in Emerald Island Resort mins to Disney	4	2	$37.6K	337	$36K	56.7%	$188.3
Newly Renovated Home With Calming Atmosphere	4	2	$43.1K	363	$42.9K	70.2%	$168.3
Emerald Island 4 Bed Pool Home! Close to Disney!	4	2	$18.9K	353	$17.7K	48.7%	$136.9
Star Wars Pool Home in Emerald Island Near Disney	4	3	$65.3K	265	$42K	75.5%	$209.8
Florida Jewels - beautiful villa on Emerald Island	4	3	$39K	312	$31.6K	62.3%	$163.7
Themed Fun House with Private Pool	4	2	$56.5K	362	$56K	76.2%	$202.9
Luxury Accommodations minutes to Disney.	4	3	$47.9K	346	$46K	51.1%	$277.1
Spectacular Lake View - Game Room- Close to Disney	4	2	$72.6K	309	$61.7K	64.4%	$310.3
Luxe SaltwaterPoolVilla w/Disney	4	3	$39.9K	364	$39.8K	57.7%	$192.2
3mi to Disney Heated Pool Arcade Villa Sleeps 10	4	2	$60.8K	347	$58K	68.6%	$243.9
Family Fun 4-Bedroom Resort Home *PRIVATE POOL*	4	2	$48.4K	359	$47.8K	71.6%	$186

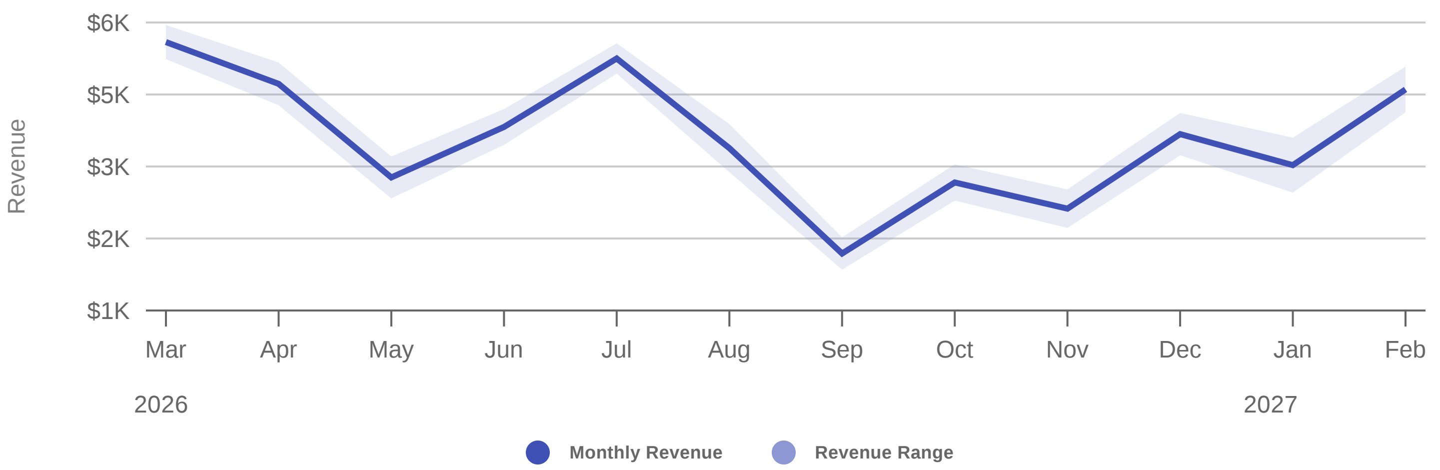
+ 3 additional listings in comp set



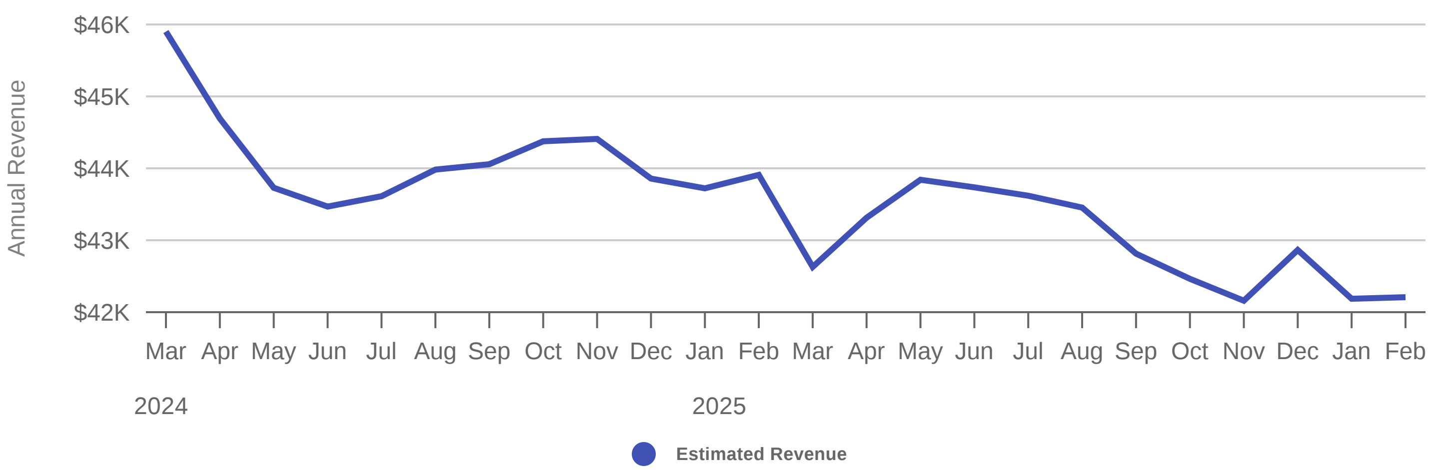
Comparable short-term rental amenities

Air Conditioning	100%
Dryer	93%
Heating	100%
Hot Tub	67%
Kitchen	100%
Parking	87%
Pool	100%
Cable TV	80%
Washer	100%
Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.