AIRDNA

Property Earning Potential

97
Submarket Score

3729 Pacific Ln, Davenport, FL 33897, USA

Market: Orlando Submarket: Windsor / Bahama Bay

5 Bed 4 Bath 10 Guests

Operating Expenses	**$31.8K**
Net Operating Income	**$35.5K**
Cap Rate	**7.37%**

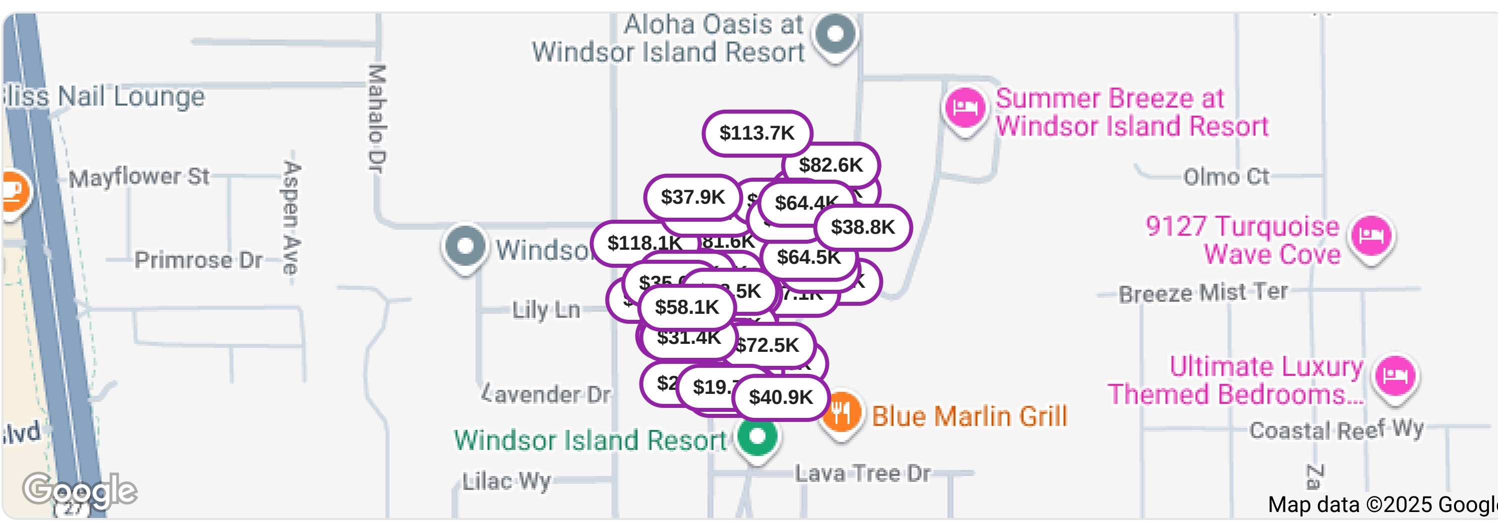
$67.3K	**68%**	**$270**	**Medium**
Projected Revenue	Occupancy	Average Daily Rate	Confidence Score

Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Walk-to Splash Resort! Near Disney! Prvt Pool!	5	5	$63.5K	233	$52.2K	77%	$291
Last Minute Disney Getaway! Private Pool & Themed B…	5	4	$72K	247	$56.1K	79%	$287
5 star Disney Stay with waterpark. Ariel-Buzz-Star	5	4	$120.9K	365	$120.9K	84%	$392
3725pcl-Windsor Island Resort	5	4	$65.5K	191	$36.1K	59%	$322
Last Minute Disney Getaway! Luxury Villa with Private …	5	4	$39K	100	$30.8K	92%	$334
Lovely 5 Bed Town Home with Splash Pool-830PD	5	4	$49.1K	311	$44.2K	57%	$249
No Airbnb Fees! Pvt Pool/MovieTheater/Resort 29601	5	4.5	$81.6K	365	$81.6K	83%	$270
Pacific New 5BR Pool in Windsor Island	5	4	$108.1K	361	$108.1K	65%	$460
Themed Home with pvt. Pool at Windsor Island 29811	5	4.5	$74.9K	276	$66K	85%	$282
Last Minute Disney Getaway! Private Pool & Themed B…	5	4	$28.8K	159	$28.3K	82%	$218
No Airbnb fee! Home with Game Room &Pvt Pool 29811	5	4.5	$91.6K	365	$91.6K	91%	$275
Pacific: Brand New 5BR TH + Pool in Windsor Island	5	4.5	$79.8K	349	$75.3K	65%	$330

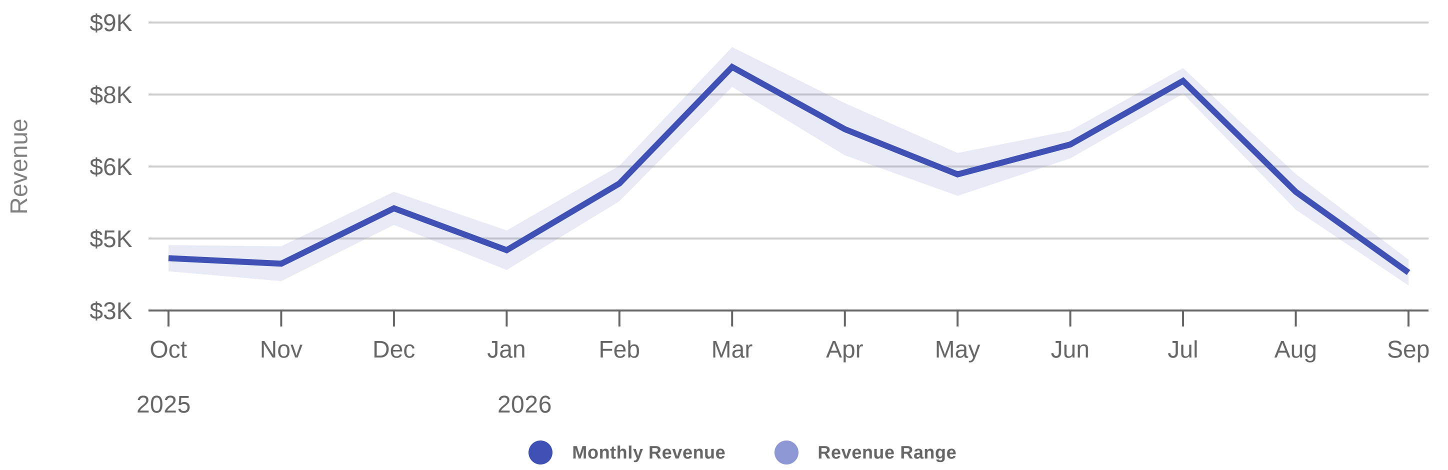
+ 36 additional listings in comp set



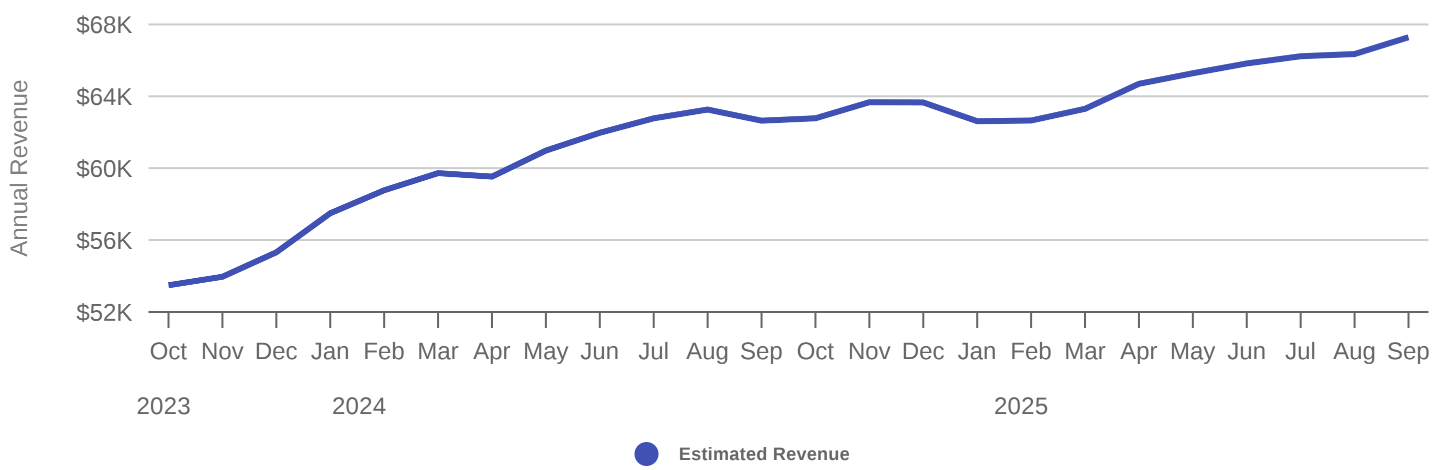
Comparable short-term rental amenities

Air Conditioning	100%	Parking	94%
Dryer	90%	Pool	98%
Heating	100%	Cable TV	79%
Hot Tub	15%	Washer	100%
Kitchen	100%	Wireless Internet	98%

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.