BNBCalc Short Term Rental Investment Analysis
2721 Lido Key Dr, Kissimmee, FL, 34747

4 bed • 2 bath • 8 guests • $450,000

Report by:

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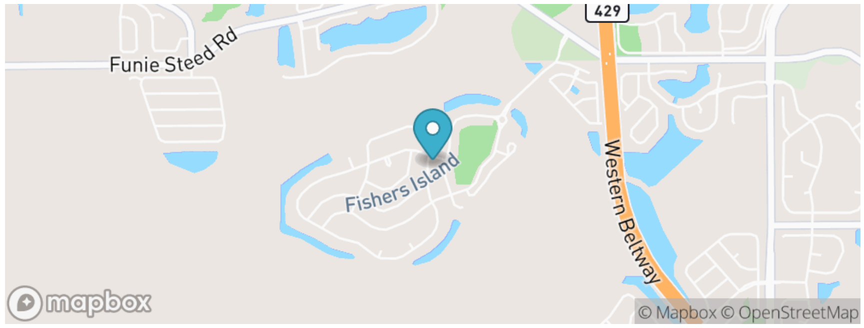


Annual Revenue	Profit (Cash Flow)	Cap Rate
$59,849	$8,033	8.5%

Annual Revenue $59,849

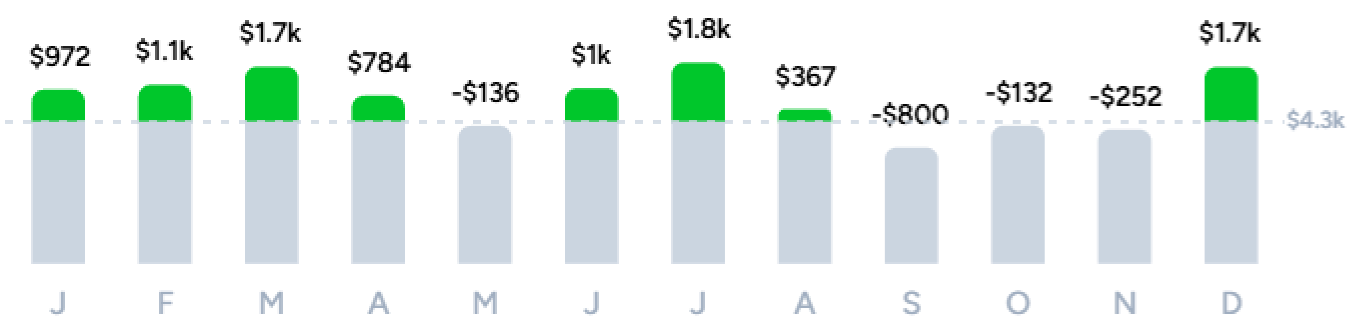
Revenue data could not be found for this address

BNB Calc projects a 66% occupancy rate, $248 rate per night.

Revenue Percentile (property's earnings compare to others in the market}

PERCENTILES	25%	50%	75%	90%
Revenue	$30,368	$43,479	$59,847	$78,015
Occupancy	36%	51%	66%	76%
Nightly Rate	$194	$236	$294	$369

Seasonality (Profit by Month)



Airbnb Comparables

Airbnb Name	Potential Rev.	Actual Rev.	Rate/Night	Occupancy	Bedrooms	Beds	Baths	Night	Clean
Modern Orlando Lake House! POOL-SPA & Game Room!	$98,979	$98,979	$278	87%	4	5	2.5	4	$195
Manor on Knottingham Near Disney	$87,434	$87,434	$275	75%	4	7	2.5	2	$190
9 min to Disney•4 BR Pool Home•18ft Vault Ceilings	$86,984	$86,984	$227	91%	4	7	3	3	$200
4 Seasons Stay, Heated Pool, 3miles 2 Disney	$84,963	$77,281	$280	75%	4	4	3	3	$351
Vacation Home near Disney | 4BR | Pool + Spa	$83,543	$83,085	$244	82%	4	6	3	1	$165
4 Season Vacay, Near Disney, King Bed ste	$82,428	$82,428	$269	75%	4	4	3	3	$300
New! Spacious 4br pool home 12 mins to Disney	$82,303	$74,862	$244	81%	4	5	2.5	2	$180
Disney Home w/ Pool Hot Tub & 2 Master En-Suites	$80,354	$77,712	$222	89%	4	8	3	4	$175
Charming 4BR Cottage near Theme Parks & Disney	$79,487	$79,487	$259	67%	4	5	3	2	$276
Pixie Poolside Paradise 8 min to Disney/Arcade/Spa	$78,969	$72,911	$229	83%	4	7	3	3	$229
Luxury 4BR Resort Villa | Sleeps 10 | Kissimmee	$68,520	$68,520	$250	59%	4	5	3	2	$205
3mi to Disney Heated Pool Arcade Villa Sleeps 10	$68,081	$68,081	$245	65%	4	5	2	1	$145
Pistachio Palace - Sleeps 10!	$67,554	$66,999	$218	71%	4	5	3	2	$236
Mint to Be	$63,750	$57,812	$245	59%	4	6	3	2	$236
Emerald Island Happy Place	$62,911	$59,636	$192	77%	4	6	3	2	$236
Disney World Vacation 4 bedrooms 3 baths 8 beds	$62,516	$59,776	$225	65%	4	7	3	2	$180
Modern Townhouse Near Disney w/ Private Pool 8523	$60,194	$57,555	$234	62%	4	6	3	3	$219
3 miles to Disney! 4 bdrm bungalow! Priv. pool!	$57,330	$55,602	$196	74%	4	8	3	4	$165
Tinkerbells Castle 2 Pool & Spa, Disney Fire Works	$56,199	$56,199	$210	64%	4	7	3	2	$160
Your Enjoyable Stay	$52,068	$48,502	$207	59%	4	7	3	3	$249
New Listing Pool and Game Room 4BR	$51,177	$51,177	$273	44%	4	7	2	3	$285
4 Bedrooms Pool Home Near Disney	$49,623	$49,623	$364	33%	4	6	3	2	$295
Colourful Private Home - Close to Disney	$47,563	$47,563	$211	56%	4	8	2.5	2	$199
New 4BD Corner Villa in Margaritaville	$47,288	$47,288	$226	49%	4	4	3	2	$185
Villa and Chill	$46,699	$46,699	$277	39%	4	5	3	2	$150
Star Wars Pool Home - Emerald Island Resort	$46,695	$25,714	$244	50%	4	6	3	4	$269
Lime Green Villa near Disney + Waterpark Access	$40,763	$35,849	$385	24%	4	6	3	2	$183
Peaceful Resort w/ Private Pool, 7 Beds, 3 Bath	$40,363	$40,363	$163	58%	4	7	3	3	$130
4 Beds/ 2 Suites Avengers Themed Room 15min Disney	$39,730	$35,158	$189	52%	4	4	3	3	$195
Luxury 4BR Resort Villa | Sleeps 10 | Near Disney	$37,208	$37,208	$245	34%	4	5	3	2	$180
4BR Pool Home Near Disney + Game Room	$33,665	$27,024	$289	27%	4	7	2	3	$325
Achieve your Magical Vacation! 12 Mins to Disney!	$29,566	$23,572	$223	31%	4	8	3	3	$135
Kissimmee Home 10 Min to Disney | Margaritaville	$28,400	$23,965	$320	24%	4	6	3	1	$300
Wonderland at White Crane - Hot tub & Lake views!	$27,909	$21,792	$258	24%	4	0	2	2	$272
4BR/3BA Modern Home Cinema and a Private Pool &Spa	$26,046	$26,046	$204	30%	4	6	3	5	$220
Key2Orlando, Modern Pool Home 4B/3Bath w GameRoom	$24,925	$16,799	$289	28%	4	7	3	3	$0
Welcome to Alena's Place	$24,891	$24,891	$284	22%	4	5	2.5	3	$150
Breezy Blue Villa near Disney+ Waterpark Access	$24,430	$22,221	$395	15%	4	5	3	2	$183
Orange Bliss Villa near Disney + Waterpark Access	$24,372	$23,905	$414	14%	4	6	3	2	$182
EmmaCastle - family home 3 miles to Disney	$20,047	$17,356	$190	25%	4	6	3	3	$200
Villa Forest View Private Pool Gameroom NearDisney	$18,829	$18,829	$237	19%	4	5	2.5	2	$205
Four Bedroom Villa Very Close to Disney Parks!	$18,578	$9,925	$186	23%	4	6	3	4	$185
Luxury Resort Villa	$17,646	$17,646	$276	15%	4	7	3	3	$325
8054 Hidden Gem	$17,268	$14,477	$233	18%	4	6	3	4	$140
Family Fun Vacation Home	$16,377	$13,775	$196	21%	4	7	3	3	$160
Margaritaville Florida Getaway	$15,684	$15,684	$211	19%	4	6	3	1	$50
4 Mi to Animal Kingdom: Gem w/ Pool in Kissimmee	$12,670	$12,670	$249	10%	4	6	3	2	$219
Eva Kingdom - Cozy home back to forest	$10,916	$10,796	$185	13%	4	7	3	3	$273
Sunrise Pleasure at Emerald Island Resort	$10,632	$8,651	$159	17%	4	8	3	4	$150
4bed/3bath Perfect Location, Perfect Home	$9,769	$9,769	$232	11%	4	0	3	5	$0

Financial Summary (Annual)

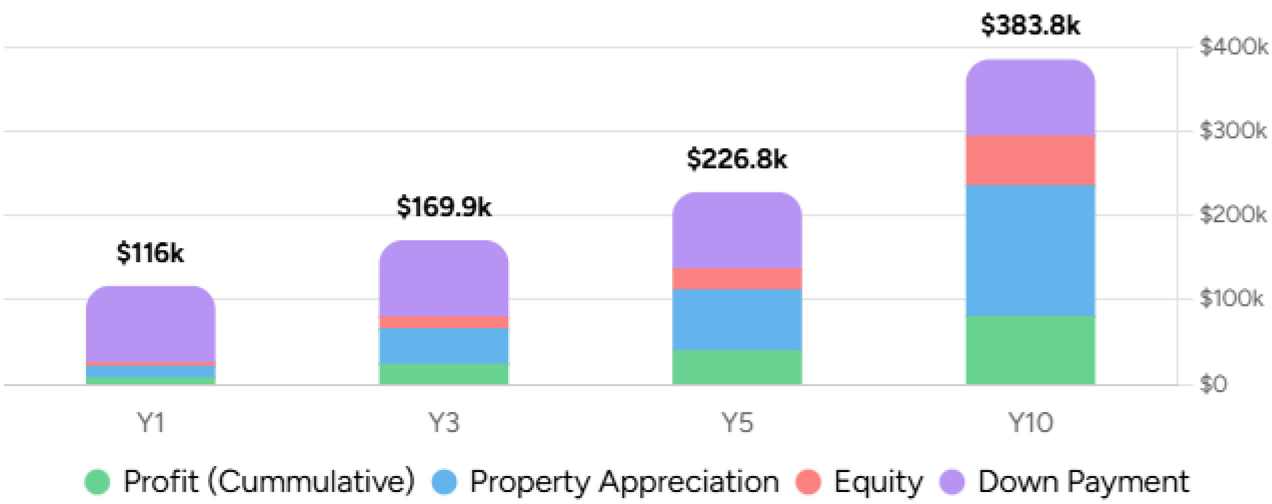
Revenue	$59,849
Operating Expenses	$21,460
Operating Income	$38,388
Mortgage & Taxes	$30,356
Profit (Cash Flow)	$8,033

Return Metrics

7.04% cash on cash return is a solid return over the next 1 year

Investment Value Over Time

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Profit (Cummulative)	$8,032	$16,065	$24,098	$32,131	$40,164	$80,328	$240,986
Revenue Appreciation	$0	$0	$0	$0	$0	$0	$0
Home Equity	$4,420	$9,114	$14,097	$19,387	$25,004	$58,731	$360,000
Down Payment	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000	$90,000
Property Appreciation	$13,500	$27,405	$41,727	$56,478	$71,673	$154,762	$642,268
Total Return	$115,953	$142,585	$169,923	$197,998	$226,841	$383,822	$1,333,254



Property Appreciation:	3%
Revenue Appreciation:	0%

Cash on Cash Return	7.04%
Cap Rate	8.53%
Return on Investment	22.76%

Operating Expenses

Monthly Expenses
$1,788

Annual Expenses
$21,460

Utilities	$440
Internet + TV	$100
Water/Sewer	$70
Garbage	$50
Electric	$115
Gas	$55
Other	$50

Maintenance	$1,199
Property Insurance	$150
HOA	$0
Landscaping	$150
Ongoing Repairs	$150
Supplies	$150
Software	$50
Pest Control	$50
Permits	$0
Other	$0
Cleaning Cost	$499

Management & Platform Fees	$150
Platform Fee (i.e. Airbnb)	$150
Property Manager Fee	$0

Mortgage & Taxes

Monthly Mortgage & Tax
$2,530

Annual Mortgage & Tax
$30,356

Down Payment	
Purchase Price	$450,000
Percent Down	20%
Total Downpayment	$90,000
Total Loan Amount	$360,000

Monthly Loan Payment	
Mortgage Length	30 years
Interest Rate	6%
Monthly Loan Payment	$2,158

Property Tax Yearly	
Property Tax Yearly	0.99%
Property Tax Monthly	$371
Mortgage Insurance (PMI)	0%

Property Details

General Info

Lot size: 6,708 sqft

Year built: 2004

Size: 1,940 sqft

Type: SINGLE_FAMILY

Parking: -

Heating: Other

Property Details

- MLS Status: N/A
- Property Use: SINGLE_FAMILY
- Stories: -
- Lot size: 6,708 sqft
- Building area: 1,940 sqft
- Garage: No
- Heating: Other
- Pool: No
- Fireplaces: -
- Basement: No
- Cooling: Other
- View: -
- Parking: Garage
- Amenities: -
- Price per square foot: $220

Lot Info

- Zoning: -
- Land Use: -
- Parcel Number: 092527305700010100
- Flood Zone: No

Tax Info

- Year Assessed: 2024
- Assessed Value: $415,500
- County Est. Land Value: -
- Assessed Land Value: -
- County Est. Structure Value: -
- Market Estimate: $428,600

Schools

- High School: Celebration High School with 5/10 star rating

Tax Calculator (US Only)

This property is projected to deliver a first-year tax deduction of $90,728, factoring in all profit and loss adjustments.

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Property Tax	+$4,455	+$4,455	+$4,455	+$4,455	+$4,455	+$4,455	+$4,455
Mortgage Interest	+$21,357	+$21,077	+$20,779	+$20,463	+$20,128	+$18,115	+$128
Total Depreciation and Mortgage	$124,661	$124,661	$124,661	$124,661	$124,661	$124,661	$124,661

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Interest Deduction							
Bonus Depreciation	+$97,650	-	-	-	-	-	-
Accel. Depreciation	+$0	+$0	+$0	+$0	+$0	+$0	+$0
Standard Depreciation	+$5,653	+$5,653	+$5,653	+$5,653	+$5,653	+$5,653	+$5,653
Cashflow	-$38,388	-$38,388	-$38,388	-$38,388	-$38,388	-$38,388	-$38,388
Total Tax Deduction	$90,727	-$7,202	-$7,499	-$7,815	-$8,151	-$10,164	-$28,150