87
Submarket Score

816 Troon Circle, Davenport, FL, USA

Market: Orlando Submarket: Windmill Village / Highland Reserve

4 Bed 3 Bath 8 Guests

Operating Expenses	$18K
Net Operating Income	$22.9K
Cap Rate	6.51%

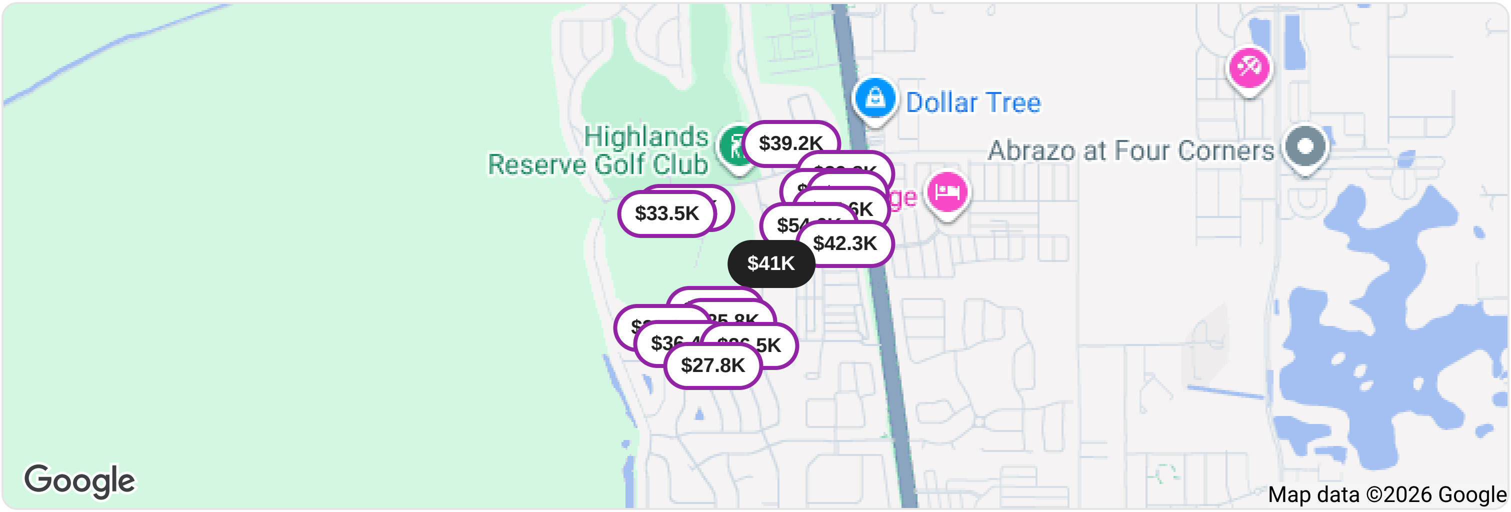
$41K Projected Revenue	67.2% Occupancy	$166.9 Average Daily Rate	High Confidence Score

Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Wildlife Themed Villa 4 Bd Pool Near Disney	4	2	$47.8K	364	$47.6K	74.2%	$176.4
Family Retreat Highlands Reserve	4	2.5	$29.2K	319	$24.1K	35.2%	$238.2
Peaceful 4BR Home w/ Pool & Golf	4	3	$29.3K	336	$26.4K	63.9%	$143.5
EV_234 - Fairway Vista	4	3	$51.1K	319	$43.8K	65.7%	$209.4
Sunny Days Retreat | Theme Parks & Golf Paradise	4	2	$50K	306	$42.3K	88.2%	$156.7
Awenasa Villa	4	3	$30.8K	339	$27.8K	62%	$152
Home with pool spa gamesroom minutes to Disney	4	3	$36.8K	361	$36.4K	66.8%	$151
Disney Family Villa with South Facing Pool	4	2	$39.4K	230	$25.8K	68.3%	$164
Luxurious Orlando house close to Disney	4	2.5	$55K	361	$54.6K	63.3%	$251.4
Executive Disney Home on Highlands Reserve	4	3	$44.2K	270	$33.5K	70.8%	$177
Beautiful South facing Pool/Spa villa	4	2.5	$30.1K	343	$26.5K	66.1%	$143
Welcoming Modern Home w/Pool, Near Disney	4	2	$55.9K	359	$55K	94.7%	$161.9

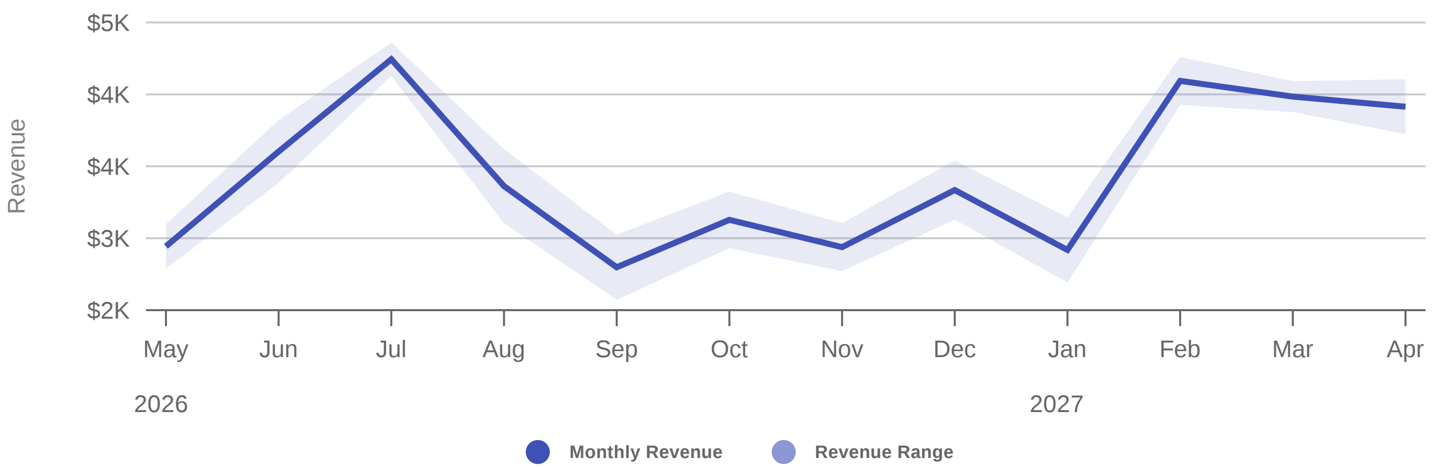
+ 3 additional listings in comp set



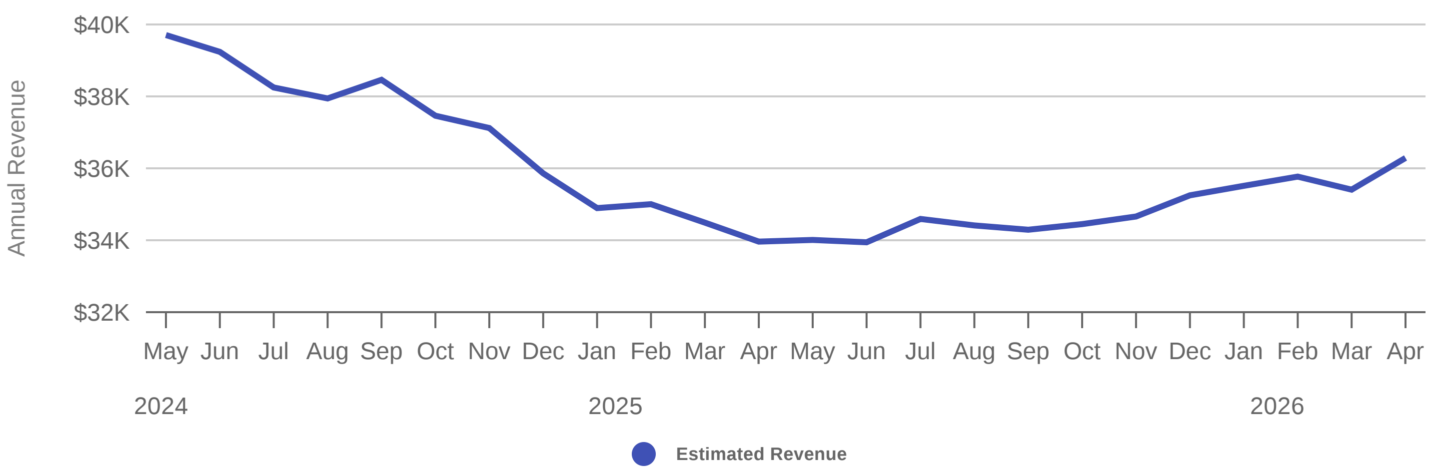
Comparable short-term rental amenities

Air Conditioning	100%	Parking	100%
Dryer	100%	Pool	100%
Heating	100%	Cable TV	93%
Hot Tub	27%	Washer	100%
Kitchen	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.