AIRDNA

Property Earning Potential

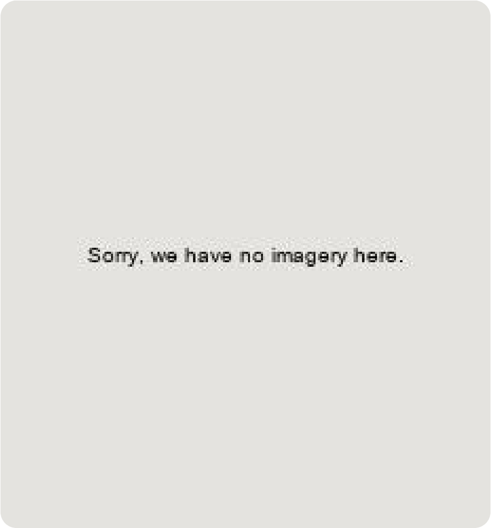
96
Submarket Score

7517 Marker Avenue, Kissimmee, FL, USA

Market: Orlando Submarket: Indian Ridge / Encore

10 Bed 10 Bath 20 Guests

Operating Expenses	**$59.2K**
Net Operating Income	**$68.1K**
Cap Rate	**7.58%**



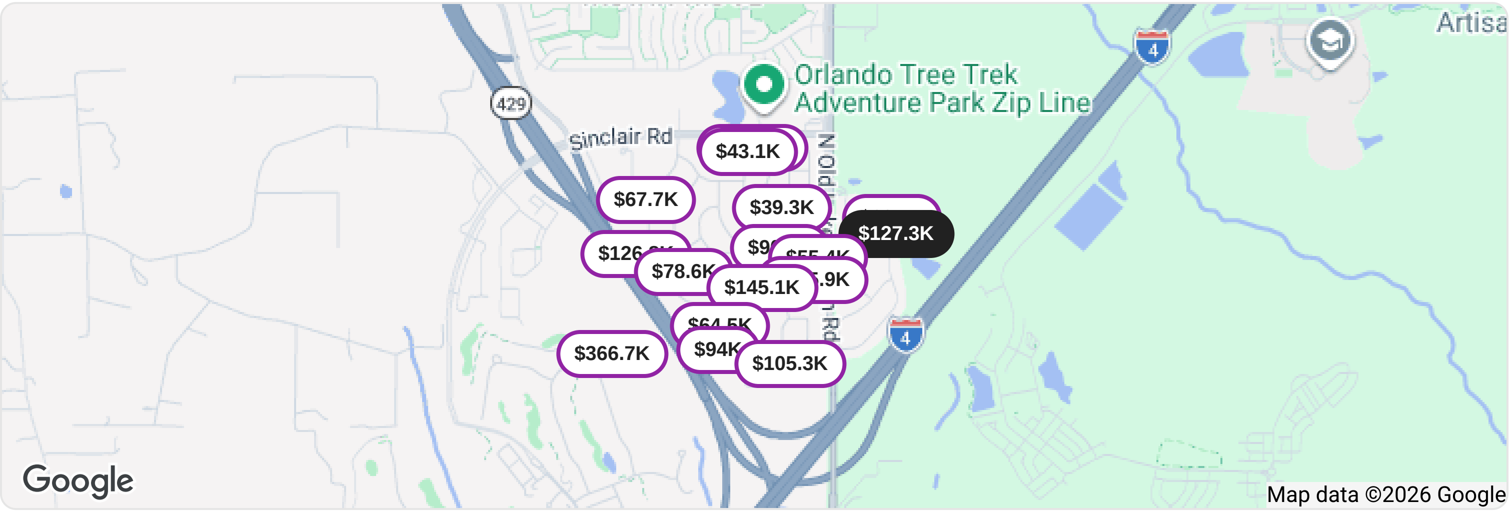
$127.3K	**49.7%**	**$701.4**	Low
Projected Revenue	Occupancy	Average Daily Rate	Confidence Score

Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
10BR Themed Villa • Games Room • Near Disney	10	10	$43.8K	356	$43.1K	35.7%	$473.4
Home w Private Pool near Disney & Waterpark Access	10	9	$78.7K	314	$67.7K	32.6%	$684.3
Marvelous Home + Private Pool and Waterpark Access	10	9	$123.1K	341	$115.9K	46%	$738.2
10 Bedrooms/ 10.5 Bathrooms/ Encore Resort (205SS)	10	10.5	$178K	302	$145.1K	79.5%	$604.6
Movie & Game room ~ Theme Rooms ~Pool/Hot Tub	10	9	$107.8K	316	$94K	64.2%	$463.1
ECR313 Resort Style Mansion + Pool/Spa/Theater/Gym	10	9	$131.4K	300	$105.3K	59.6%	$626.9
Group Getaway • 14 Beds • Sleeps Up to 20	10	10	$46K	322	$39.3K	33.1%	$462.5
10BD Elegant Villa at Encore Club Near Disney!	10	9	$71.7K	272	$64.5K	48.8%	$542.4
Mansion Near Disney w/ Arcade, Theater & Huge Pool	10	11	$464.1K	278	$366.7K	58.3%	$2.4K
Home with Game Room, Private Pool&Waterpark Acc…	10	10	$99.9K	318	$90.7K	48.2%	$681.7
Private Pool Home near Disney + Waterpark Access	10	9	$80.2K	327	$68.4K	39%	$645.1
10 BD/ 10 BA Sleeps 20! Encore at Reunion (7709FD)	10	10	$141K	325	$126.8K	74.2%	$526

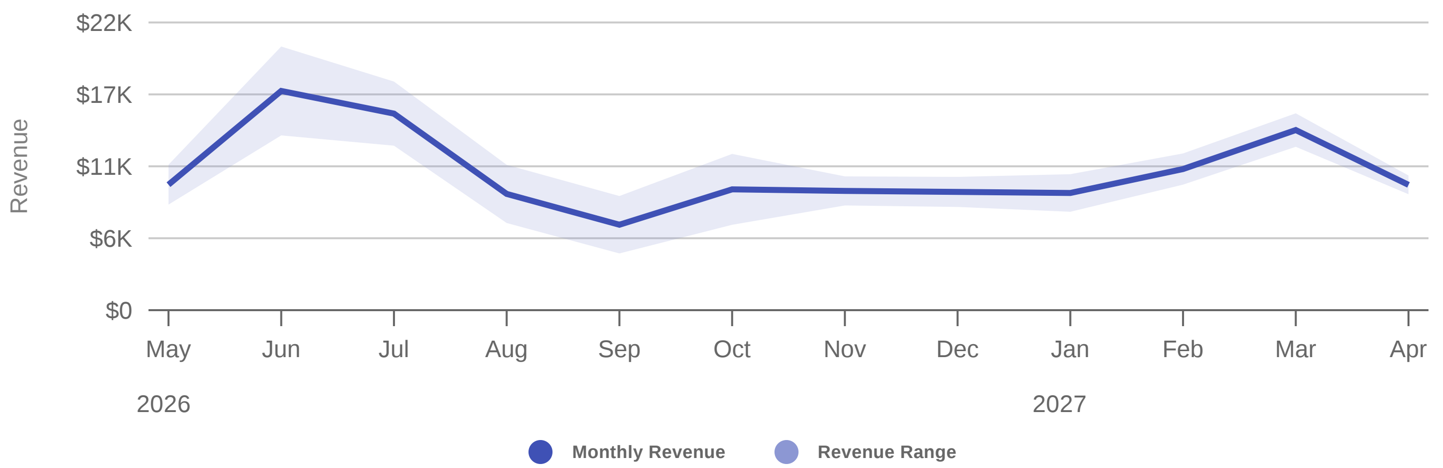
+ 3 additional listings in comp set



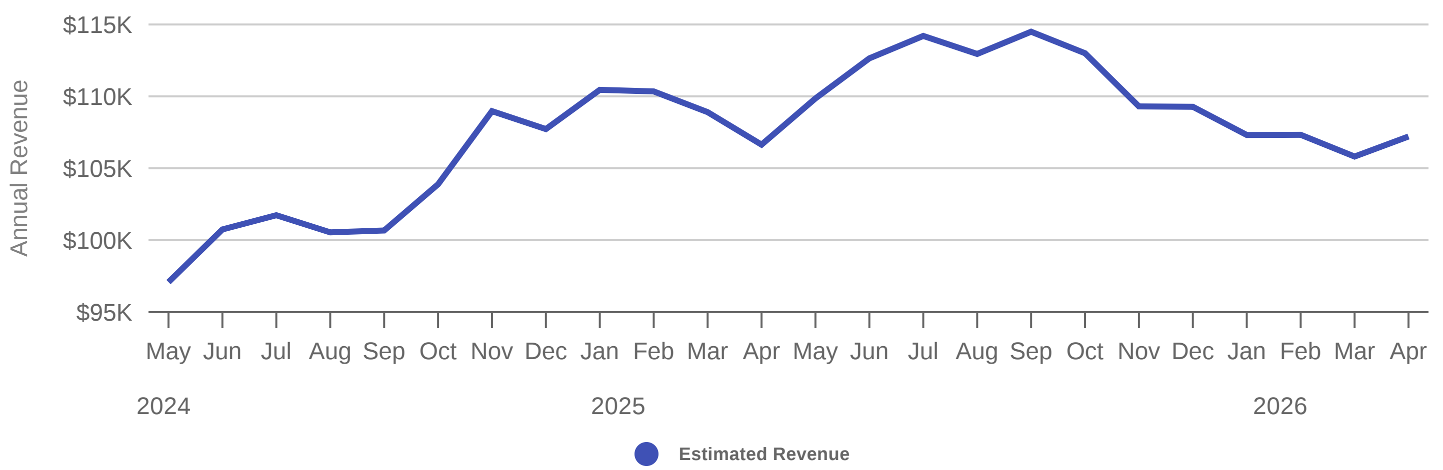
Comparable short-term rental amenities

Amenity	Share	Amenity	Share
Air Conditioning	100%	Parking	87%
Dryer	93%	Pool	100%
Heating	87%	Cable TV	100%
Hot Tub	33%	Washer	93%
Kitchen	93%	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.