

2629 Ocean Front Walk, San Diego, CA, 92109

HOME HIGHLIGHTS

2BD/1BA ☆ 1,000esf ☆ Sleeps 7

Ocean Front ★ Exclusive Beachfront Patio ★ A/C

PROFORMA INCOME	# Nights	Nightly Rate	% Occupancy	Annual
Base	97	\$349	40%	\$13,541
Low Shoulder	78	\$475	50%	\$18,525
High Shoulder	60	\$565	60%	\$20,340
Off Peak	77	\$675	75%	\$38,981
Peak	53	\$800	90%	\$38,160
Total Gross Income				\$129,547

PROFORMA OPERATING EXPENSES

Management Fee	\$36,049
Utilities	\$3,600
Advertising	\$1,500
Repairs & Maintenance	\$3,600
Supplies	\$1,440
Total Operating Expenses	\$38,908

PROFORMA NOI (before Property Taxes & Insurance)	\$90,639
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