



Chris Willard

Owner | A-Chalet, Exceptional Stays in the Big Bear Area

(949) 403 8005

achalet.com

info@achalet.com

P.O. Box 5753, Sugarloaf, CA 92386



Property Earning Potential



Submarket Score

456 Quail Drive,
Big Bear Lake, CA, USA

Market: Big Bear Submarket: Big Bear Lake

3 Bed 3.5 Bath 8 Guests

Operating Expenses

\$25.9K

Net Operating Income

\$38.7K

Cap Rate

17.29%

\$64.5K

Projected
Revenue

31.5%

Occupancy

\$561.3

Average
Daily Rate

High

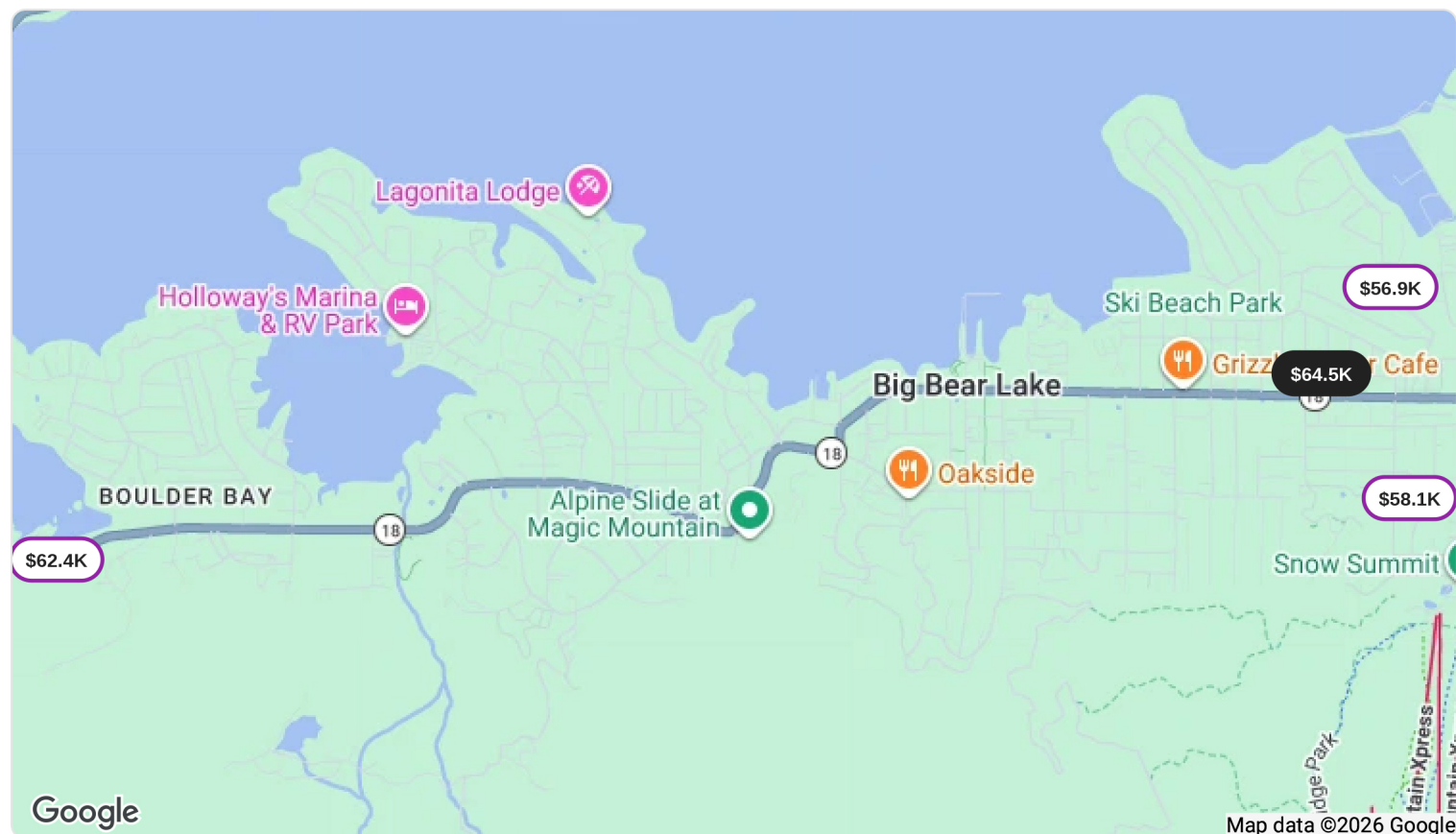
Confidence
Score



Comparable short-term rental listings

Custom Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Lux Light & Bright w/ New Spa, Firepit, Game Room	3	3.5	\$58.9K	344	\$56.9K	32.5%	\$526.5
Breathtaking Lakefront Views, Hot Tub, EV Charger*	3	2	\$69K	265	\$62.4K	60.7%	\$421.8
Everything You Need-Walk To Slopes - Free Parking	3	3.5	\$62K	349	\$58.1K	30.8%	\$880.6



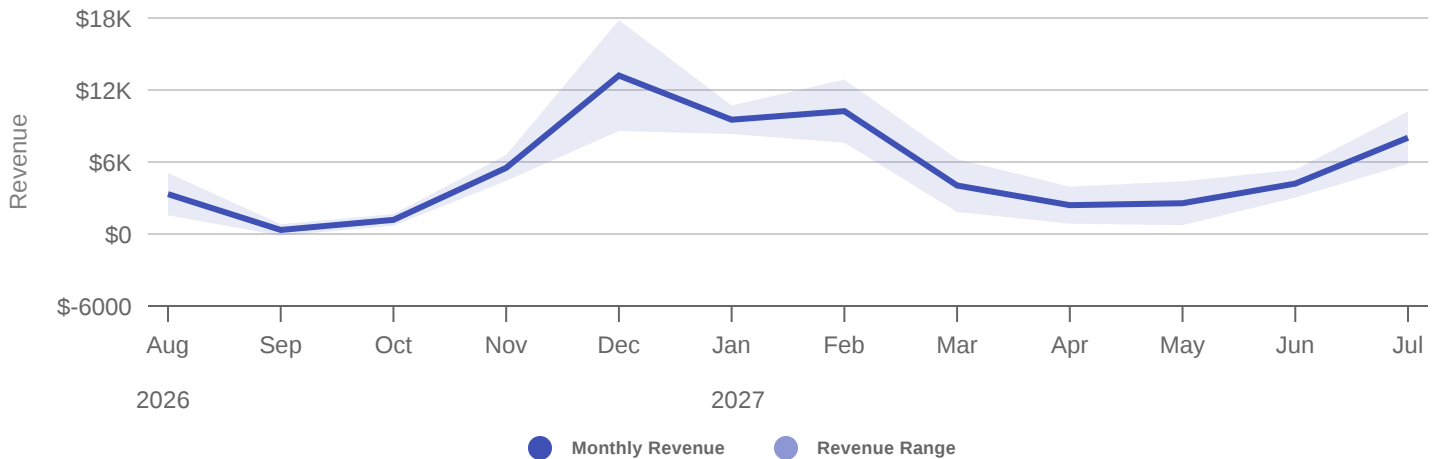
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456 QUAIL DR, BIG BEAR LAKE, CA 92315

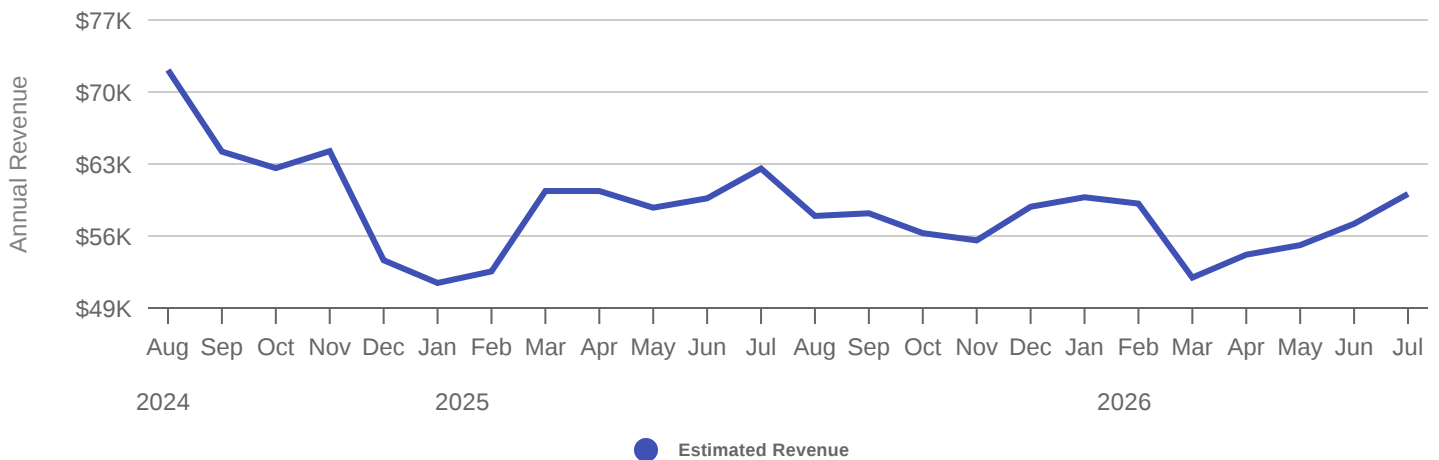
Comparable short-term rental amenities

 Air Conditioning	33%	 Parking	100%
 Dryer	100%	 Pool	0%
 Heating	100%	 Cable TV	67%
 Hot Tub	100%	 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.

