



THE HOME

Studio • 1 BA • Sleeps 4

AMENITY HIGHLIGHTS

- King Bed + Queen Sleeper Sofa
- Galley Full Kitchen
- Owner Lock-Off Closet
- Secure Indoor Ski Locker
- Indoor Bike Lock Rack
- Multiple Gyms + Steam Room
- Community Hot Tub
- Walk to Gondola • Ski to Parking Lot

LOCATION

- Deer Valley East Village
- Jordanelle Gondola
- Mayflower Mountain

LOW
Annual Gross

\$22K

25th pctl market

AVG
Annual Gross

\$47K

50th pctl market

HIGH
Annual Gross

\$78K

75th pctl market

ADR
Avg Daily Rate

\$278

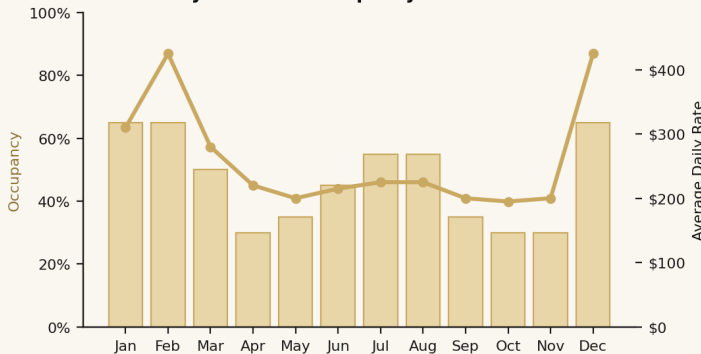
weighted, all months

OCC
Avg Occupancy

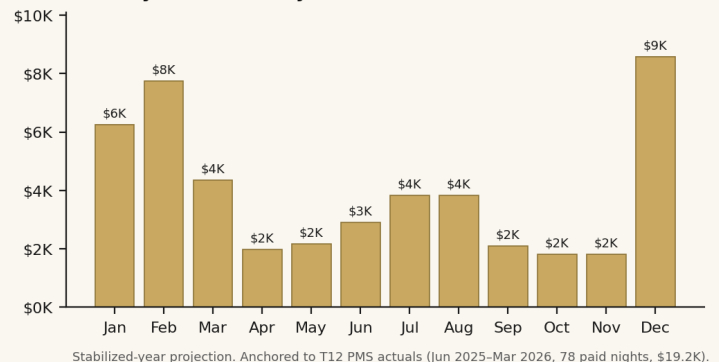
47%

calendar year

Seasonality — ADR & Occupancy



Monthly Revenue Projection — Calendar Year



Stabilized-year projection. Anchored to T12 PMS actuals (Jun 2025–Mar 2026, 78 paid nights, \$19.2K).

MARKET COMPARISON

Pioche Village • Peer Set

PriceLabs + Streamline T12

3 comparable Pioche units • May 2026

This Home — Stabilized ADR

\$278

vs PriceLabs base \$235

This Home — Stabilized Occ

47%

vs Pioche peer typical 45%

PriceLabs ADR Range

\$170 – \$889

min–max nightly band

jeff@casagoheber.com

Casago Park City • Deer Valley • Heber Valley

Premium photography • Dynamic pricing • 24/7 guest care • Unreasonable Hospitality

Actuals + stabilized year projection.