



POTENTIAL VACATION RENTAL INCOME ANALYSIS

840 Myrtle Terrace, | Naples, FL 34103

LUXURY LOCATION. STRONG DEMAND. HIGH RETURNS.



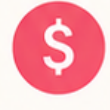
PRIME LOCATION
Walk/Bike to Beaches
Minutes to 5th Avenue
South & Top Attractions



HIGH DEMAND AREA
Consistent Year-Round
Booking Activity
Strong Visitor Market



LUXURY APPEAL
High-End Finishes
Resort-Style Amenities
Turnkey Opportunity



STRONG ROI POTENTIAL
8% - 10%+
Cash-on-Cash Return
High Rental Income

COMPARABLE RENTAL PERFORMANCE

832 MYRTLE TERRACE (COMPARABLE)

- ✓ 2 Bed | 2 Bath
- ✓ Approx. 1,338 Sq Ft
- ✓ Sold for \$1,010,000
- ✓ Extremely Close Proximity
- ✓ Similar Rental Appeal
- ✓ Supports Premium Nightly Rates in This Corridor

Vs.

LUXURY AIRBNB COMP (PROVIDED)

- ✓ Higher Nightly Rates
- ✓ Larger Home with Luxury Amenities
- ✓ High Occupancy & Strong Reviews
- ✓ Demonstrates Demand for Upscale Vacation Homes in This Location

Great Comparable for Rental Income Potential!

Proof of Concept for High Earning Potential!

PROJECTED NIGHTLY RATES BY SEASON (ESTIMATED)

SEASON	AVG NIGHTLY RATE
JAN - APR (HIGH SEASON)	\$1,100 - \$1,600
MAY - JUN (SHOULDER)	\$700 - \$1,000
JUL - SEP (SUMMER)	\$550 - \$850
OCT - NOV (SHOULDER)	\$700 - \$1,050
DECEMBER (HOLIDAY)	\$1,000 - \$1,500

Rates based on comparable properties, market data, and location desirability.

ESTIMATED OCCUPANCY BY SEASON (ESTIMATED)

SEASON	EST. OCCUPANCY
PEAK SEASON (JAN - APR)	85% - 95%
SHOULDER SEASON (MAY & NOV)	65% - 80%
SUMMER (JUN - SEP)	45% - 60%
ANNUAL AVERAGE	70% - 75%

STRONG YEAR-ROUND DEMAND DRIVES CONSISTENT CASH FLOW & MAXIMIZES RETURNS

PROJECTED SHORT TERM RENTAL INCOME (ANNUAL)

CONSERVATIVE

\$165,000+
PER YEAR

Well Priced | Conservative Occupancy
Standard Management

EXPECTED

\$210,000 - \$250,000
PER YEAR

Strong Pricing | Solid Occupancy
Professional Management

AGGRESSIVE LUXURY MANAGEMENT

\$275,000+
PER YEAR

Premium Pricing | High Occupancy
Luxury Management & Marketing

HIGH DEMAND. LIMITED INVENTORY. PREMIUM LOCATION = PREMIUM RETURNS.

LOCATION PREMIUM WITHIN MINUTES OF:

- Naples Beaches
- Naples Pier
- 5th Avenue South
- Mercato
- Third Street South
- Fine Dining
- Venetian Village
- Entertainment
- Waterside Shops
- Top Rated Schools



The Best of Old Naples - Right Outside Your Door!

INVESTMENT HIGHLIGHTS

ESTIMATED GROSS REVENUE	UP TO \$275,000+ ANNUALLY
ESTIMATED APPRECIATION POTENTIAL	HIGH
RENTAL DEMAND	YEAR-ROUND
CASH-ON-CASH RETURN (EST.)	8% - 10%+
INVESTOR GRADE	★★★★★



Let's Maximize Your Investment!

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- ✓ Luxury Vacation Rentals
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