

# 31 Huntington Place, Rochester, VT

Printable cap-rate summary for investors • nightly rental scenario fixed at \$250 ADR • figures exclude financing / debt service

<b>Purchase price</b> \$899,000	<b>Unit mix</b> 3 units • each 2BR / 2BA	<b>Annual taxes</b> \$15,878.44	<b>STR scenario</b> \$250 ADR • 3-night average stay
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6.0% cap target <b>\$2,437/mo</b> Long-term rent per unit	6.0% cap target <b>167 nights</b> STR booked nights per unit	6.0% cap target <b>46%</b> Occupancy per unit at \$250 ADR
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Cap rate	Required NOI	LTR rent / unit / month	STR gross bookings / year	STR nights / unit	STR occupancy / unit	Stays / unit (3-night avg.)
5.0%	\$44,950	\$2,150	\$111,582	149	40.8%	50
<b>6.0%</b>	<b>\$53,940</b>	<b>\$2,437</b>	<b>\$125,413</b>	<b>167</b>	<b>45.8%</b>	<b>56</b>
6.5%	\$58,435	\$2,580	\$132,328	176	48.3%	59
7.0%	\$62,930	\$2,724	\$139,244	186	50.9%	62
8.0%	\$71,920	\$3,011	\$153,075	204	55.9%	68

## Model assumptions used in this sheet

### Short-term rental assumptions

- ADR: \$250 per unit / night
- Variable expense load: 35%
- Average stay: 3 nights
- Fixed annual STR costs: \$27,578.44 (taxes + insurance + reserve/common ops)

### Long-term rental assumptions

- Vacancy + management: 13%
- Fixed annual LTR costs: \$22,378.44
- Figures are NOI-based only; debt service is not included
- Condo dues / HOA allocation should be added if applicable

Source basis: uploaded property package for 31 Huntington Place (3 condo units; tax bills totaling \$15,878.44) and the current investment workbook assumptions prepared in this conversation.

## Disclosure

Rental rates shown in this summary are estimates only, based on market comparables and underwriting assumptions. The property has no actual rental history. Actual ADR, occupancy, bookings, expenses, and investment returns may differ.