

CONFIDENTIAL OFFERING MEMORANDUM

4124 Harbor Cir S

Largo, FL 33770

UPDATED AIRBNB INVESTMENT OFFERING MEMORANDUM

ASKING PRICE

\$2,500,000

Luxury waterfront short-term rental asset with established Airbnb, VRBO, and direct-booking infrastructure. Based on Hostaway performance data, the property demonstrates premium ADR performance and an active forward booking pipeline.

CORE INVESTOR HIGHLIGHTS

- **Premium Waterfront Location:** Waterfront luxury asset located in a highly desirable Pinellas County submarket.
- **Exceptional ADR Profile:** Premium Average Daily Rate (ADR) exceeding \$1,000/night.
- **Strong Yield Efficiency:** Robust RevPAR performance of approximately \$498/night.
- **Centralized Multi-Channel Architecture:** Multi-channel distribution managed flawlessly through Airbnb, VRBO, and direct bookings.
- **Turnkey Asset Systems:** Delivered with an existing reservation pipeline and fully established operating systems for an immediate operational handoff.

VERIFIED OPERATING METRICS (JAN 1 - MAY 25, 2026)

Historical data reflects exceptional revenue tracking over the trailing metrics window via Hostaway performance data:

| | | | | |
|-------------------------------|---|--|-------------------------------------|----------------------------|
| \$94,792.29 REVENUE | 72 / 49.66% NIGHTS / OCCUPANCY | \$1,001.84 AVERAGE DAILY RATE | \$5,266.24 AVG REV / STAY | ~\$497.50 REVPAR |
|-------------------------------|---|--|-------------------------------------|----------------------------|

PRO FORMA FINANCIAL STATEMENT

Current performance safely supports an annualized gross revenue projection of approximately \$240,000 based on verified performance trends and active calendar momentum.

| FINANCIAL CATEGORY | ANNUAL PROJECTION |
|--|-------------------|
| Gross Rental Revenue (Pro Forma) | \$240,000 |
| Property Taxes | (\$15,925) |
| Property & Flood Insurance | (\$12,000) |
| Property Management (15%) | (\$32,250) |
| Routine Maintenance, Pool & Landscaping | (\$8,500) |
| Utilities (Electric, Water, Internet) | (\$4,800) |
| Platform Fees & Marketing | (\$6,450) |
| HOA Dues | (\$75) |
| Total Operating Expenses | (\$80,000) |
| Net Operating Income (NOI) | \$160,000 |
| Capitalization Rate (At \$2.5M Ask) | 6.40% |