

Panama City Beach (PCB) Investment opportunity

Facts:

- Income
 - See next slide
- Expenses
 - **Total cost \$25,000**
- **Avg NET profit/month \$1,500-\$2,300**
- 3yr lease 1 Feb 20 - 31 Jan 2023.
- All utilities will be set-up in investors name
- **Co-hosting 15% of each booking for admin purposes (maintaining the lease, property maintenance, co-hosting + calendar management as needed etc.** (This will come directly from AirBnB).
- Operations / Partnership agreement will reflect terms of agreement.
- Create investor On-ramp program specific to property.



-----Notes-----

- **\$175 / nightly rate. Investment property already has Spring + Summer bookings accounted for**
- **Listed on Airbnb, HomeAway, MisterBnB and Snowbird.com**
- Laketown Wharf Condo- Housekeeper on-site. Owner pays HOA, maintenance fees etc.
 - Additional linen for each bed.
 - Beach amenities
 - Additional Towels

This condo sits steps to the beach front and is one of the most popular Short term rental destinations in PCB due to the HOA rules that allow STR activity. The Condo sleeps 6 comfortably w/a King bed, twin bunks + full size sofa bed. An additional two single sleepers can get heads to eight (8) and charge a higher nightly rate as a result.

Panama City Beach (PCB) Income/Expense analysis

Laketown Wharf Investment - Panama City Beach, FL				
Financial calculations - Projections				Notes
Property: 9860 S Thomas Dr Unit 1805 Panama City Beach, FL 33611				
2BD / 2BA Floor Plan 1,100 sq/ft				18th Floor
1st month rent			\$2,000	
Security deposit* (refundable)			\$4,000	
Furnishings			\$2,700	Bedding (12 sets)
HOA lock maintenance			\$200	Smart lock system
Photos			\$400	Complete - 23 Nov 19
Guest automation - Your Porter			\$50	Annual cost
Misc (restock + beach amenities)			\$650	
Admin fee to Y S			\$15,000	
Est TOTAL Cost to start-up			\$25,000.00	
TOTAL investment			\$25,000.00	3yr investment
Income and expenses				
Average Daily Rental rate			\$175.00	\$175.00
% occupancy			70%	85%
av. days per month			21	25
Gross av monthly income			\$3,675.00	\$4,375.00
Gross avg yearly income			\$44,100.00	\$52,500.00
Expenses				
Rent			\$2,000.00	\$2,000.00
Landscaping			\$0.00	\$0.00
Laundry		N/A		
Internet			\$60.00	\$60.00
Gas/Electric			\$200.00	\$200.00
Cleaning Svc		Included in guest fee	Included	Included
Misc (supplies)		Restock	\$25.00	\$25.00
Renters Insurance		N/A	\$0.00	\$0.00
Monthly expenses			\$2,285.00	\$2,285.00
Net monthly income			\$1,390.00	\$2,090.00
Net yearly income			\$16,680.00	\$25,080.00
PROFIT PROJECTIONS			\$16,680.00	\$25,080.00
Estimated totals based on aggregated data from AirDNA over a 12 month period				

NOTES
Rental strategy for the condo will be as follows: OCT-FEB - Snowbird.com rental at 4.5K/month MAR-MAY - Peak season \$225/night JUN-SEPT - \$175/night HomeAway prices will list slightly higher since it has a higher usage rate in the area vs Airbnb. The condo will also be listed on PeerSpace for Meetings + Photo Shoots

Panama City Beach (PCB) AirDNA analysis



Unit analysis



9860 South Thomas Drive, Panama City Beach, FL, USA

2 Bedrooms 2 Bathrooms 6 Guests

[Search for another property](#)

Annual Revenue

\$48,589

Average Daily Rate

\$238

Occupancy Rate

56%

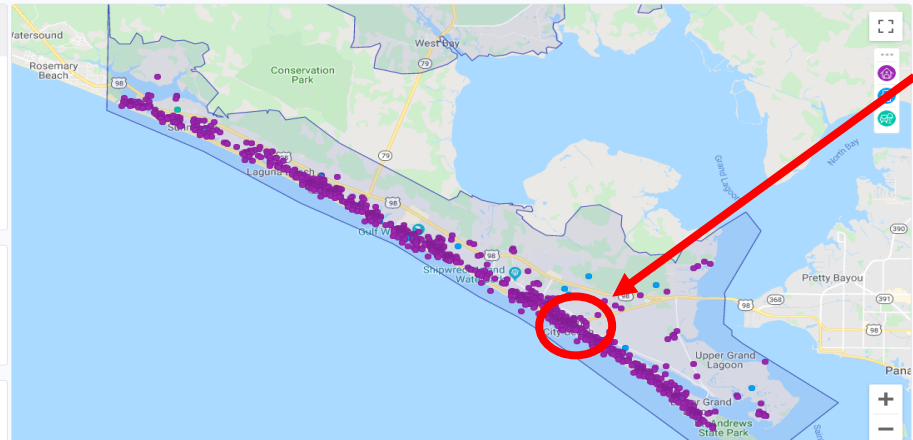
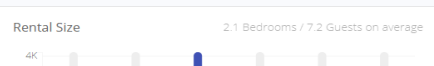
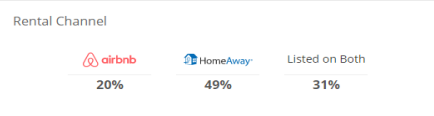
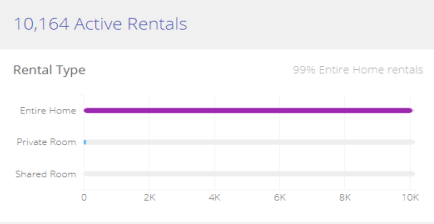
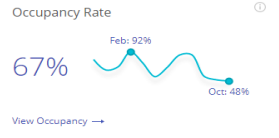
- Research
- Overview
- Occupancy
- Rates
- Revenue
- Guests

AirDNA MarketMinder Panama City Beach All Neighborhoods / Zip Codes \$99.95/mo.

Market analysis

Enterprise Blog Contact Alvin

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**Laketown Wharf
Resort**

Panama City Beach (PCB) listing photos

