



37.3949909, -107.5716503,
Market: Durango Submarket: Bayfield
2 Bed 2 Bath 4 Guests

Submarket Score

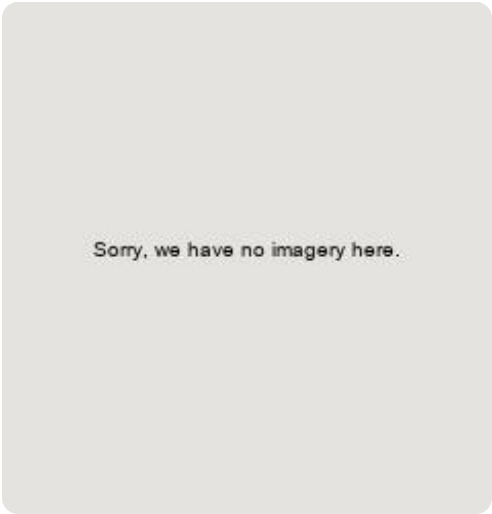
Operating Expenses	\$10.3K
Net Operating Income	\$52.2K
Cap Rate	---

\$62.6K
Projected Revenue

71%
Occupancy

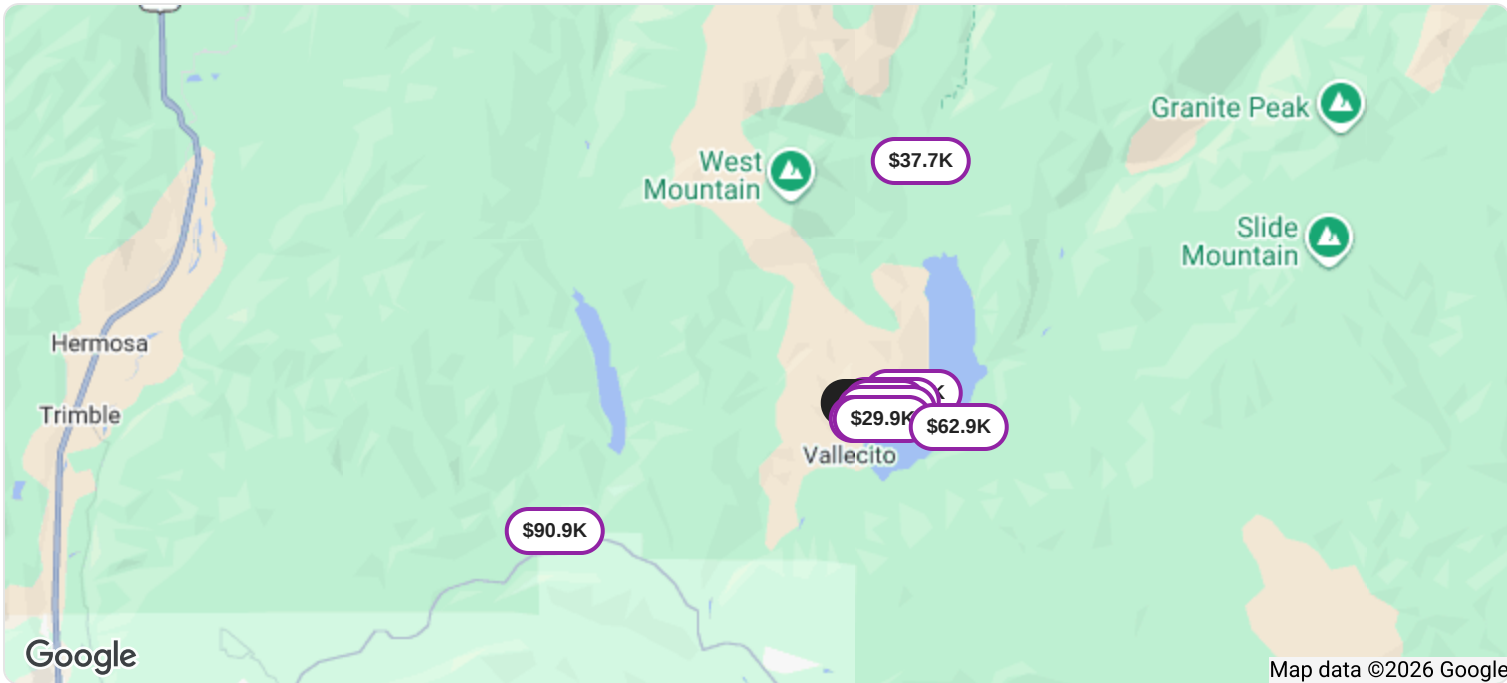
\$241.3
Average Daily Rate

Medium
Confidence Score



Comparable short-term rental listings Custom Comps

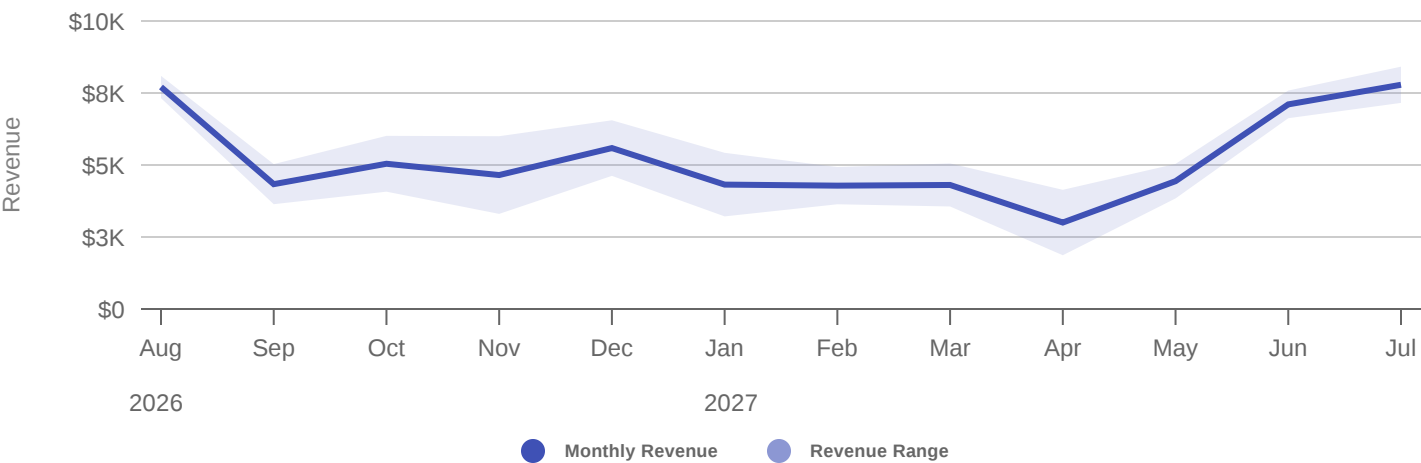
Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Chalet Hot Tub + Fire Pit Games 1-Acre Retreat	2	1	\$91.9K	361	\$90.9K	84.2%	\$299.2
2Bdrm-Lakefront-Trail-Canoe-SUP-Pet-30mins2Durango	2	1	\$62K	185	\$33.8K	76.2%	\$239.5
On Vallecito Lake	2	2	\$53.7K	141	\$25.2K	60.2%	\$327.6
Pine River Lodge - Cabin 31	2	2	\$43.1K	213	\$27K	53%	\$310.8
LakefrontCabin-Private-Recreational-30mins2Durango	2	1.5	\$50.3K	195	\$39.7K	76.7%	\$273.5
Lakeside Cabin-30mins2Durango-FishnPoles-Canoe-...	2	2.5	\$41.2K	211	\$29.9K	61.7%	\$258
Lakefront Cabin on Vallecito w/ Views & Marina	1	2	\$56.1K	141	\$29.6K	53.6%	\$394.8
Nana's Cabin Near Lake Vallecito - Deck, Lawn, Near ...	5	2	\$68.8K	164	\$37.7K	76%	\$396.4
Vallecito Lake Cabin ----	2	1.5	\$95.9K	211	\$62.9K	84.2%	\$357.6



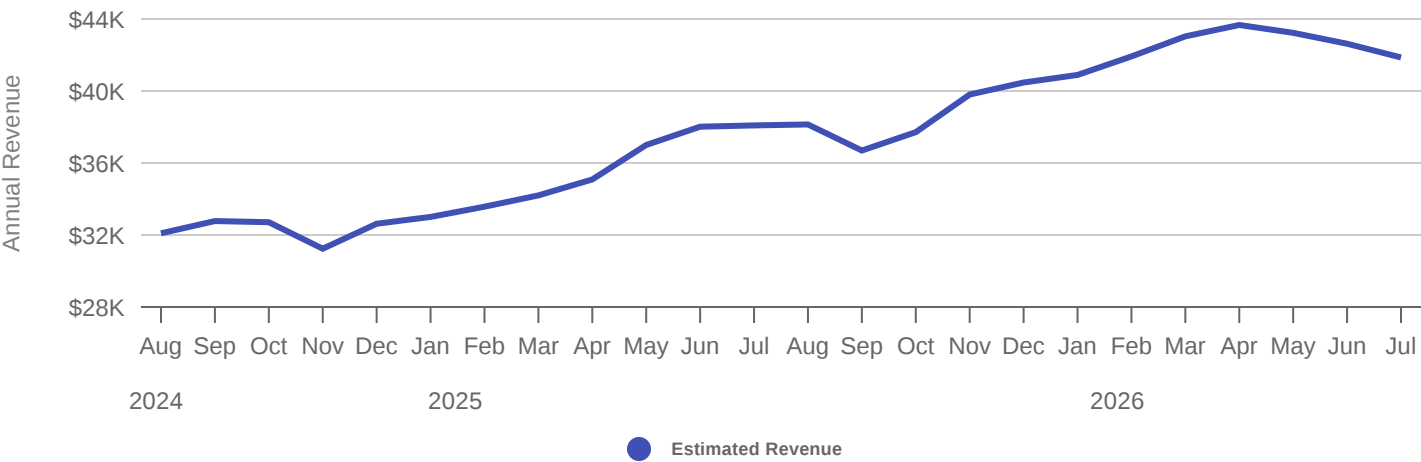
Comparable short-term rental amenities

 Air Conditioning	56%	 Parking	100%
 Dryer	56%	 Pool	11%
 Heating	100%	 Cable TV	67%
 Hot Tub	22%	 Washer	56%
 Kitchen	100%	 Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.

