Short-Term Rental Investment Information
1060 Ocean Drive, Unit D206

Property Performance

- **Annual occupancy:** 65%
- **Reporting period:** September 1, 2025–September 1, 2026
- **Current management fee:** 25%
- **Monthly association fee:** Approximately $1,500–$1,600
- **Estimated annual association fees:** Approximately $18,000–$19,200
- **Condition:** Original condition
- Monthly accounting, revenue, and booking reports are available for review

Investment Considerations

The unit currently operates as a short-term rental. A buyer may have opportunities to improve future performance by:

- Renovating and updating the unit
- Improving furnishings, presentation, and photography
- Increasing average nightly rates and occupancy
- Negotiating lower management fees
- Selecting a different management company
- Purchasing at a price consistent with the buyer's desired return

Important Notice

The occupancy figure is based on information provided through the owner's management portal. Property taxes, insurance, repairs, supplies, utilities, association fees, management costs, and other expenses must be considered when calculating net operating income and cap rate.

All information is deemed reliable but is not guaranteed. Buyers must independently verify rental eligibility, occupancy, bookings, revenue, expenses, association requirements, taxes, insurance, licenses, and restrictions.

Past performance does not guarantee future results.