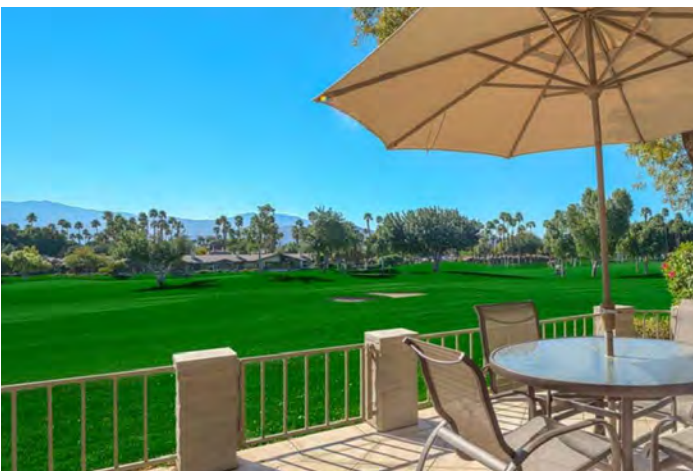


iTrip.net



itripvacations



Rene Grajales
Matty Soler

ftlauderdale@itrip.net
833-487-4735

Who is iTrip Vacations?

iTrip Vacations is an international vacation rental property management company with local property management companies based in destinations from coast to coast.



Created by vacation rental property owners for vacation rental property owners, we began in 2008 to bring the best of traditional rental management paired with the power of an international marketing machine.

Today, we have almost 3,000 short-term rental properties in over 120 destinations across North America and continue to grow.

We market globally and spend millions of dollars each year on marketing and advertising, including social media and Google, and list each property on 80-plus distribution channels. This translates to increased revenues and conversion rates that are 5x the industry averages.

iTrip Vacations markets globally but manages locally. Our local property management franchise owners focus on individual relationships, which allows us to provide top-quality boutique-levels of service. Unlike other property management companies, we do not process you through a call center in another state. Our local owner managers are your contacts anytime you need to talk to us and bring a high level of customer service to your market, managing your home with care and professionalism.



Rene Grajales & Matty Soler



The iTrip Vacations Team

"I really value the personalized service. Unlike my past experience where your unit was just a number and never really well marketed, iTrip stays on top of things. When there is something to discuss, iTrip is just a phone call or email away. iTrip's familiarity with our unit is as if it were their own. [The company is] a pleasure to work with, and I am looking forward to a long, mutually rewarding experience."

- Jay O.

"I appreciate iTrip's hard work and dedication in making my owner experience a successful one! I have been renting my property for eight years now, and this past year with iTrip has been a wonderful experience in every way!"

- John C.

What iTrip Homeowners Receive

- **Higher booking conversion rates** which translates to more revenue
- **Best-in-class software and automated processes** that provide lifestyle improvement for our property owners
- **No-rotation of properties listed online**
- **Property owners control their time at their property**
- Optimum process for **more and better guest reviews**
- **International digital marketing** through retargeting, social media, online advertising



Partnerships with
80+ distribution channels,
including VRBO,
Airbnb, Booking.com



Highest booking
conversion rate in
the industry, up to 5X



Average increase in
revenue to the property
owner is **25%**



Facebook, Twitter,
Instagram, Pinterest,
LinkedIn, YouTube,
Blogs



Retargeting displays
iTrip ads on other sites,
keeping iTrip top of
mind



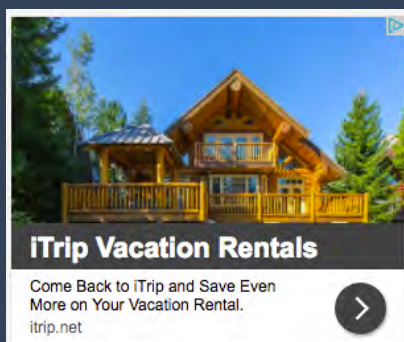
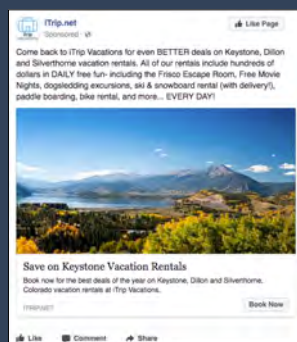
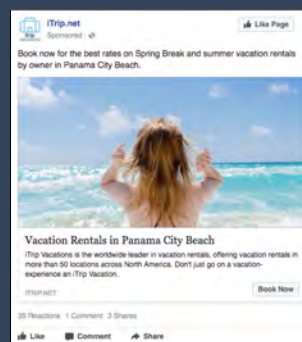
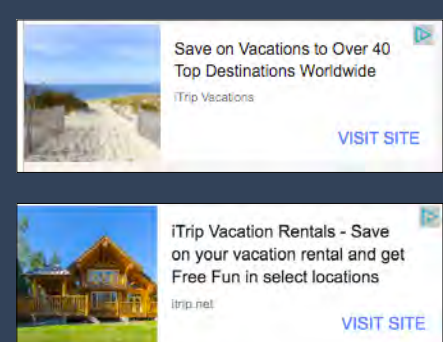
Custom app simplifies
guest review process



SEO: iTrip appears
organically on Google
page 1 search results
for **500+ terms** related
to vacation rentals



Digital marketing
strategies reach **100M+**
people per year





itripvacations Rental Pro Forma

Rene Grajales
Contact: (954) 526-1455
Rene.Grajales@itrip.net

Sample
Fort Lauderdale, FL 33334

2 Bedroom & 2 Bathroom

Projected Rental Income
\$111,531

Annually Occupied
47.38 Weeks

Weekly Rate Avg
\$2,354.07

Rental Projections are educated estimates. This is in no way a guarantee of income from iTrip

National Marketing and Brand Presence
National recognition and powerful corporate marketing

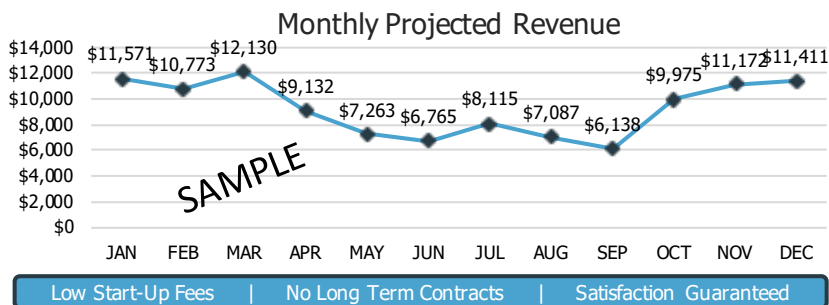
Satisfaction Guaranteed
You have our promise to always make it right

Dynamic Pricing Strategy
Earn more per booking with our dynamic pricing strategy

Extensive Guest Database
Leverage the power of our huge database of past guests

Enhanced Guest Screening
Maintain high guest standards with our strict guest vetting

No "Nickel and Diming"
No out-of-pocket expenses for day-to-day management



COMPLIMENTARY PRO FORMA

For buyers interested in knowing how much they can make by renting out their property, we can provide you with data to help substantiate their returns.

Rene Grajales
Matty Soler

ftlauderdale@itrip.net
833-487-4735



 RENTALIZER AGENT REPORT

2518 Tortugas Ln STRs Allowed With Permit

Fort Lauderdale, FL 33312, USA

\$72.6K	57%	\$349	4	3	8
Projected Revenue	Occupancy	ADR	Bedrooms	Bathrooms	Guests

- Outdoor entertaining spaces
- Prime location near attractions
- No rental restrictions and no HOA
- Deep water access with private dock
- Versatile fourth bedroom with private entrance

Contents



01	Property Details	1
02	Revenue Projections	2
03	Comp Set	3
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2518 Tortugas Ln **STRs Allowed With Permit**

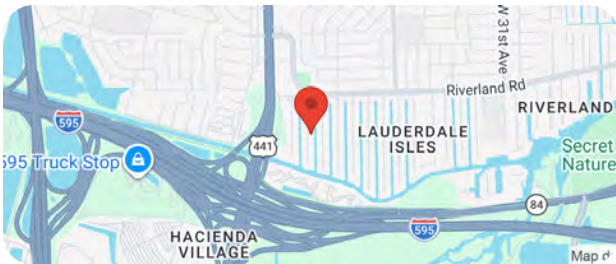
Fort Lauderdale, FL 33312, USA

Projected Revenue	Occupancy	ADR
\$72.6K	57%	\$349

4 Bed 3 Bath 8 Guests

- Outdoor entertaining spaces
- Prime location near attractions
- No rental restrictions and no HOA
- Deep water access with private dock
- Versatile fourth bedroom with private entrance

Property Details



Current Estimate
\$1,500,000
Zestimate

First Impression

This 4-bedroom, 3-bathroom single-family home in Fort Lauderdale spans 2,659 sqft on an 11,000 sqft lot, featuring deep water access with a private dock, a pool, hot tub, and outdoor kitchen, making it ideal for entertaining. Its prime location near major attractions like the Hard Rock Hotel & Casino and the beach enhances its appeal to families, couples, and business travelers alike. The versatile fourth bedroom with a private entrance adds flexibility for various guest needs, while the absence of rental restrictions allows for greater occupancy potential. This property is projected to earn \$72.6k annually, with an occupancy rate of 57% and an average daily rate of \$349 — well-suited for short-term rental investment.

Key Amenities

- Outdoor entertaining spaces:** With a sparkling pool, hot tub, outdoor kitchen, and fire pit, this home is designed for entertaining. These features create a luxurious outdoor experience that can significantly boost guest satisfaction and occupancy rates, especially in sunny Fort Lauderdale.
- Prime location near attractions:** Situated near I-95, the Hard Rock Hotel & Casino, and Fort Lauderdale beaches, this property is in a prime location for tourists. Proximity to popular attractions can drive demand and justify premium pricing for short-term rentals.
- No rental restrictions and no HOA:** The absence of rental restrictions and a homeowners association (HOA) allows for greater flexibility in rental terms. This can lead to higher occupancy rates and the ability to capitalize on peak seasons without limitations.
- Deep water access with private dock:** This property offers 100 feet of deep water and a private dock with electric and water hookups, making it a dream for boating enthusiasts. Easy access to the Intracoastal and Port Everglades can attract guests looking for a waterfront getaway, enhancing rental appeal.
- Versatile fourth bedroom with private entrance:** The fourth bedroom's separate entrance and mini-split A/C make it ideal for various uses, such as an in-law suite or executive office. This flexibility can cater to different guest needs, increasing the property's attractiveness for diverse groups.

Additional Attributes

Home Type	Square Footage
Singlefamily	2,659 sqft living / 11,000 sqft lot
Year Built	
1957	

Revenue Projections

Monthly Revenue Projections

For 2518 Tortugas Ln

Monthly Revenue

\$6.1K

ADR

\$349

Month	Revenue Projection (k)
Jan	7.0
Feb	7.8
Mar	9.5
Apr	6.5
May	5.2
Jun	5.5
Jul	6.0
Aug	4.5
Sep	3.0
Oct	4.2
Nov	4.8
Dec	6.8

✦ In Melrose Park, demand peaks during February and March, likely driven by seasonal events and local activities that attract visitors. Conversely, the late summer to fall months see a dip in demand, as outdoor activities wane and families settle into their routines.

Investment Return Calculator ⓘ

Operating Expenses

\$41.1K

Net Operating Income

\$31.5K

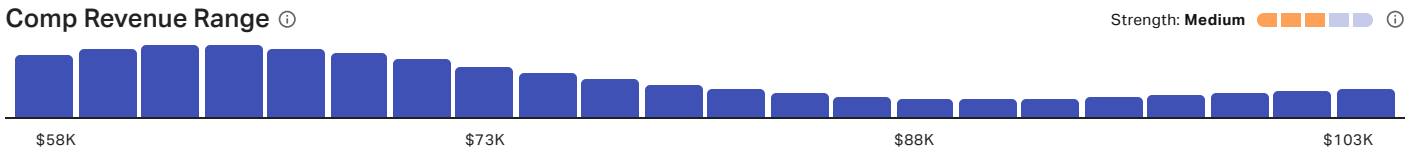
Cap Rate

2.10%

There's more to review!

Please continue reading on to see Comp Set, Guest Insights and Market Overview.

Comp Set



After researching this address in detail, we've made some recommended adjustments to your original comp set.

	Waterfront Retreat w/HotTub Dock & Outdoor Bar 📍 0.1 miles away 🛏️ 4 Bed 🛁 3 Bath 👤 8 Guests	Revenue Potential \$61.4k	ADR \$560	Occupancy 39%	Similarity 100%
✦ How's this similar? This comparable listing not only shares the same stunning waterfront location as your property, but it also features a hot tub, which is a highly sought-after amenity that can significantly boost your rental's appeal and nightly rates.					
	Upscale FL Waterfront Heaven, Heated Pool, Jacuzzi 📍 0.2 miles away 🛏️ 3 Bed 🛁 2 Bath 👤 6 Guests	Revenue Potential \$76.8k	ADR \$467	Occupancy 48%	Similarity 100%
✦ How's this similar? This listing not only boasts a stunning waterfront location like your property but also features a hot tub, making it a fantastic reference point for understanding potential guest appeal and pricing.					
	Waterfront paradise with heated pool & jacuzzi 📍 0.4 miles away 🛏️ 3 Bed 🛁 2 Bath 👤 5 Guests	Revenue Potential \$65.5k	ADR \$296	Occupancy 79%	Similarity 100%
✦ How's this similar? This comparable listing features a private pool and a waterfront location, just a short distance away, making it a strong reference point for understanding the potential appeal and pricing strategy for your property.					
	Downtown Fort Lauderdale and Beaches-2401 📍 0.6 miles away 🛏️ 4 Bed 🛁 2 Bath 👤 10 Guests	Revenue Potential \$70.4k	ADR \$283	Occupancy 68%	Similarity 100%
✦ How's this similar? This comparable listing features a private pool, just like the property you're evaluating, making it a great reference point for understanding potential guest appeal and pricing in this desirable market.					
	Waterfront Villa Fort Lauderdale, FL 📍 0.1 miles away 🛏️ 3 Bed 🛁 3 Bath 👤 6 Guests	Revenue Potential \$64.0k	ADR \$502	Occupancy 61%	Similarity 94%
✦ How's this similar? This comparable listing shares a stunning waterfront location with your property, making it a great reference point for understanding the premium appeal and potential pricing in this desirable area.					
	Glamorous Waterfront Canal Home w/ Pvt Dock & Pool 📍 2.1 miles away 🛏️ 4 Bed 🛁 3 Bath 👤 8 Guests	Revenue Potential \$102.9k	ADR \$399	Occupancy 66%	Similarity 93%
✦ How's this similar? This comparable listing shares the same inviting private pool as your property, making it a fantastic reference point for understanding the potential appeal and pricing in this desirable waterfront market.					
	Cozy Family-Friendly Waterfront Home/Heated Pool 📍 0.4 miles away 🛏️ 3 Bed 🛁 2 Bath 👤 6 Guests	Revenue Potential \$58.5k	ADR \$173	Occupancy 98%	Similarity 92%
✦ How's this similar? This comparable listing features a private pool and a waterfront location, just a short distance away, making it a fantastic reference point for understanding the potential appeal and pricing strategy for your property.					

Guest Insights

15 reviews analyzed from your 7 comparable properties



Overview

Nearby comparable listings are often praised for their spacious layouts, cleanliness, and well-maintained outdoor areas, making them ideal for family gatherings and group stays.

What Guests Love

- Spacious layouts with room for families
- Responsive and accommodating hosts
- Clean and well-maintained properties
- Beautiful outdoor spaces, including pools and patios
- Convenient locations near attractions and amenities

Common Issues & Complaints

- Inconsistent cleanliness and maintenance
- Issues with amenities not functioning properly
- Outdoor spaces needing upkeep

Tip: Implement a thorough cleaning checklist and regular maintenance schedule to ensure all areas, including kitchens and bathrooms, meet high cleanliness standards.

Tip: Regularly check and maintain all amenities, such as hot tubs and appliances, to ensure they are in working order before guest arrivals.

Tip: Schedule regular landscaping and pool maintenance to keep outdoor areas inviting and enjoyable for guests.

★★★★★

What a great home! Four bedrooms and plenty of space for everyone, although the boys loved the bunk beds so much we didn't use the fourth bedroom. The pool...

Laurie via Airbnb

Promos- Private Pool+Hot Tub+Sleeps 11+Golf+Beach

★★★★★

La casa está muy cómoda, la piscina es grande y Geo tuvo gran comunicación. Solo señaló que no cortaron el césped, por lo que yo tuve que arrancar la yerba para...

Alsoris via Airbnb

Near Beach|Airport[*LED Pool*] Sand Court

★★★★★

Amazing stay me & my friends had a great time Miami carnival weekend could not have wanted a different home , felt nothing but motivated to one day purchase a...

Irving via Airbnb

Glamorous Waterfront Canal Home w/ Pvt Dock & Pool

Amenities & Feature Recommendations

- + Adding a dedicated workspace would cater to remote workers and business travelers, as 73% of nearby listings offer this amenity.
- + Installing air conditioning is essential since 100% of nearby comps have it, ensuring comfort for all guests year-round.
- + Enhancing the outdoor entertaining area with additional outdoor furniture would align with the 91% prevalence among top performers, making it more inviting for guests.

Overall Location Insights

2518 Tortugas Ln is a fantastic choice for a short-term rental, thanks to its prime location near key attractions like Fort Lauderdale Beach and the Hard Rock Hotel & Casino, both of which draw visitors year-round. While the property has a walk score of 28, indicating it's car-dependent, its easy access to I-595 and the Turnpike makes it convenient for guests to explore the area. With no rental restrictions and a beautiful setup for outdoor entertaining, this property is perfectly positioned to attract families and vacationers looking for a memorable getaway.



Recurring Safety Concerns

Some guests expressed concerns about security, particularly regarding unlocked doors upon arrival, which could be addressed by ensuring all entry points are secure before check-in.



Notable Variability or Outliers

While many guests had positive experiences, a few reported issues with cleanliness and maintenance that detracted from their overall satisfaction.

Primary Guest Types



Families & family gatherings

Spacious layouts and beautiful outdoor areas cater to family fun



Friends & group getaways

Well-maintained spaces and outdoor amenities are perfect for groups



Relaxation & comfort seekers

Clean, inviting properties with well-stocked kitchens enhance comfort



Urban & cultural explorers

Convenient locations provide easy access to local attractions

Positioning

Recommended Positioning

This property should be positioned as a premium family/group stay, leveraging its spacious layout, outdoor amenities, and prime location near attractions. The combination of a private dock, heated pool, and versatile living spaces aligns well with the preferences of larger groups seeking a comfortable and entertaining environment for their vacations.

Listing Emphasis:

- Deep water access with private dock for boating enthusiasts
- Spacious outdoor entertaining areas including a pool and hot tub
- Versatile fourth bedroom with private entrance for added privacy
- No rental restrictions, allowing for flexible booking options
- Prime location near popular attractions like the Hard Rock Hotel & Casino



Hosted by: Your Name

Spacious Waterfront Home with Private Dock, Pool & Hot Tub

- ✓ Deep water access with private dock for boating enthusiasts
- ✓ Spacious outdoor entertaining areas including a pool and hot tub
- ✓ Versatile fourth bedroom with private entrance for added privacy
- ✓ No rental restrictions, allowing for flexible booking options
- ✓ Prime location near popular attractions like the Hard Rock Hotel & Casino

\$349
per night

[Book Now](#)

Market Overview



Market Context

- High competition in the short-term rental market due to no rental restrictions and no HOA
- Regulatory environment is favorable for short-term rentals
- Potential for weekend-heavy stays due to proximity to tourist attractions
- Zoning allows for residential use with no restrictions on rentals
- Market demand driven by both seasonal tourism and year-round urban travel

Demand Drivers

- Beach
- Events
- Parks
- Airport

- Fort Lauderdale Beach

Popular destination for leisure travelers seeking sun and sand, significantly increasing demand during the summer months and spring break season
- Hard Rock Hotel & Casino

Major entertainment venue that draws visitors for concerts and gaming, leading to spikes in bookings during event weekends and holidays
- Everglades National Park

Attracts outdoor enthusiasts and adventure travelers interested in eco-tours and wildlife viewing, with peak visitation during the cooler winter months
- Fort Lauderdale-Hollywood International Airport

Key transportation hub that facilitates business and leisure travel, contributing to consistent demand throughout the year

Top Events in Melrose Park

Event	Dates	Impact	Category
<div>fort lauderdale international boat show</div> <div>As the world's largest in-water boat show, this five-day event attracts over 100,000 visitors and the world's leading marine companies to multiple venues throughout the city. The immense draw from a global audience of buyers, sellers, and boating enthusiasts necessitates significant travel and lodging.</div>	Oct 14-Nov 8	Low	festival
<div>\$uicideboy\$ present grey day tour</div>	Oct 18-18	Low	entertainment
<div>10x wealth conference</div> <div>This multi-day business and investment conference, hosted by a high-profile entrepreneur, attracts professionals and investors from across the country who arrive in the days leading up to the weekend event.</div>	Jun 23-27	Low	conference
<div>aami exchange</div> <div>This is a major annual conference for the healthcare technology management industry, attracting biomedical engineers, technicians, and other professionals from across the country and internationally for educational sessions and an extensive expo hall.</div>	Jun 4-7	Low	conference
<div>aaU boys national basketball championships</div> <div>This major national youth basketball tournament attracts thousands of teams, along with their coaches and families, from across the country for a week-long competition.</div>	Jul 15-22	Low	sports

Showing 5 out of 157 top events in this market

Accessibility

 Walk Score

28

28 / 100 Car-Dependent

 Bike Score

—

 Transit Score

35

35 / 100 Some Transit

Peak Season Revenue

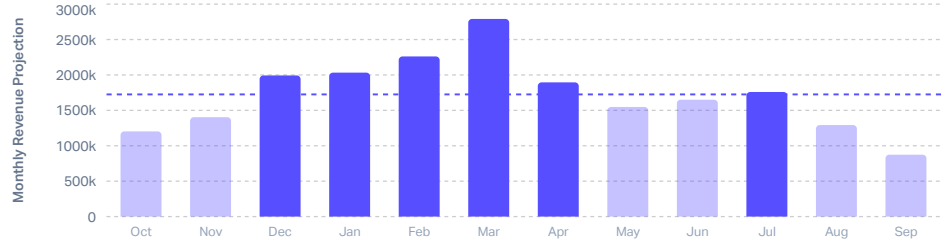
25%

Annual revenue earned Feb-Mar

Seasonality Score

77

High (77 / 10)



✦ In Melrose Park, demand peaks during February and March, likely driven by seasonal events and local activities that attract visitors. Conversely, the late summer to fall months see a dip in demand, as outdoor activities wane and families settle into their routines.

Host Competitiveness in Melrose Park



Overview

This property has a competitiveness score of 44.0 on a scale of 100, indicating a medium level of competition in the market. With an impressive average review score of 4.8, 41.6% of listings utilizing dynamic pricing, and 12.9% being professionally managed, the market shows a healthy mix of quality and pricing strategies.

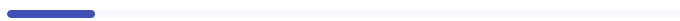
Competitiveness

Percentage of active listings in an area, indicating competitiveness



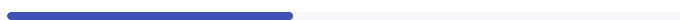
Professionally managed

Percentage of nearby listings managed by a professional property manager **13%**



Dynamically Priced

Percentage of nearby listings that are dynamically pricing by season & demand **42%**



Supply

17

Properties with 3-5 bedrooms within a 0.5-mile radius of this property

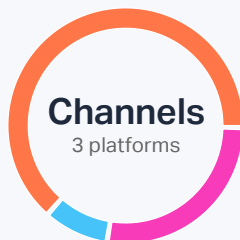
★ Average Reviews

4.80

4.80 / 5

Booking Patterns

 Primary Platforms



Airbnb (64%) VRBO (9%) Both (27%)

 Average Length Of Stay

4

Per booking

 Average Lead Time

36

Leading to booking



Cash out the equity in your vacation or short-term rental



Up to \$3M



18.8% fixed rate per annum



Second lien cash out



No upfront fees



No income or asset documentation required



No minimum FICO® score



Explore Property Management

Get an Offer



Explore Financing Options