Crystal Villages – 5 Bedroom Rental Projection

Investment Overview

Crystal Villages presents a strong short-term rental opportunity driven by **limited 5-bedroom supply** and consistent group travel demand.

Our analysis benchmarks comparable communities (Lost Dunes, West Side Cottages) and adjusts for key factors like layout, walkability, and beach access. Notably, **performance is driven more by bedroom/bath count and layout efficiency than exact beach orientation**.

Revenue Potential

Based on AirDNA data, internal performance sets, and normalized community comps:

- **5 Bed / 5 Bath: $140,000 – $150,000 annually**
- **5 Bed / 5 Bath + Den: $155,000 – $160,000 annually**

Note: Broader 5BR data skews higher due to standalone homes — projections above are adjusted for community inventory.

Key Value Drivers

- **Low supply** of true 5 bed / 5 bath homes
- Optimized for **large group bookings**
- **Lighted pathway + deeded beach access** (strong conversion driver)
- High-performing layouts vs reliance on beachfront positioning

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Estimated Annual Expenses

- **Management:** ~$17,000
- **HOA:** $4,000 – $6,000
- **Utilities:** ~$6,000
- **Maintenance:** ~$2,500
- **Cleaning:** ~$11,000

- **Property Taxes (~0.4%–0.5%):** ~$3,600 – $4,500
- **Sales/Lodging Tax (18% on $90K taxable revenue): $16,200**

👉 **Total Operating Expenses (Excl. Debt): ~$60,300 – $63,200**

Return Profile (Example Purchase)

Purchase Price: $899,000
Closing Costs (~3%): $27,000
Total Cost: ~$926,000
Down Payment (20%): ~$185,000

Performance Snapshot

- **Gross Revenue:** $150,000 – $155,000
- **Net Operating Income (NOI): $91,800 – $94,700**

Debt Service (Annual)

- Loan Amount: ~$740,000
- Rate: ~6.5%–7%

Annual Debt Service: ~$55,000 – $60,000

Cash Flow (After Debt)

Annual Cash Flow: $34,700 – $39,700

Cash-on-Cash Return

- **Unlevered: 50% – 51%**
- **Levered (Realistic): 19% – 21%**

Bottom Line

Crystal Villages 5-bedroom homes sit in a high-demand, low-supply segment with strong fundamentals:

- **$150K+ revenue potential**
- **~19–21% levered cash-on-cash returns**
- Durable performance driven by layout + capacity
- Additional upside through optimized design and marketing

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