

Projected Rental Pro-Forma
800 Via De Luna Drive, Pensacola Beach, FL 32561

2025 Projected Gross Income

RATES	Nightly	Weekly
Summer	\$850	\$5,950
Peak Summer	\$1,000	\$7,000
Spring	\$600	\$4,200
Fall	\$600	\$4,200
Winter	\$450 - \$600	\$3,150 - \$4,200

All information contained herein are estimates only.

800 Via De Luna Drive

Projected Days / Weeks Rented			Projected Gross
	Weeks	Days	
Summer	8 x \$5,950	5 x \$850	\$51,850
Peak Summer	2 x \$7,000		\$14,000
Spring	2 x \$4,200	20 x \$600	\$20,400
Fall	3 x \$4,200	15 x \$600	\$21,600
Winter	1 x \$3,150	5 x \$450	\$5,400
Holidays		6 x \$600	\$3,600
Projected Gross Income			\$116,850



- > 5 STAR owner and guest rated company
- > Linens and towels provided at no cost to owner
 - > No owner use restrictions
- > Owner assigned a dedicated property manager
- > Centrally located offices on Pensacola Beach & Navarre Beach
 - > All guests check-in at our office
 - > No start up cost to owner
- > We fund all third party marketing sites such as VRBO & Airbnb
 - > Guest/Owner service available 24/7
- > Pricing/revenue management by experienced team (NO algorithms)
 - > "Best of the Bay" winner nine years running
 - > Staff inspects before/after every rental

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