

This underwriting report has been certified by Revedy, the market leader in underwriting short-term rentals as an investment asset.



2391 Alpine Village Way, Pigeon Forge, TN, 37863

Revedy ID: 35401

4 Bed | 5.0 Bath | 10 Sleep | 2,574 Sq Ft.

Home Value: \$1,329,000

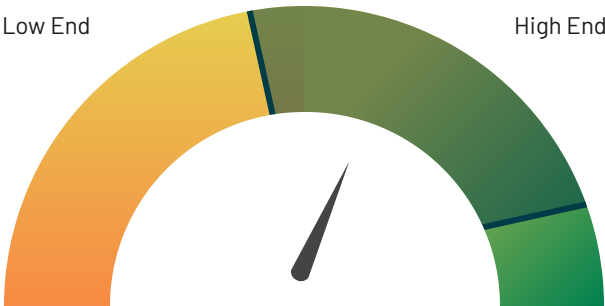
Revedy AIRpraisal™: \$1,333,680

AIRpraisal is a proprietary valuation that includes both the STR business and the underlying real estate asset.



Property Underwriting

Revenue Analysis



\$139,185 to \$198,990

Projected Rental Income

\$165,757

Projected Rental Income

1.66

Gross DSCR

7.22%

Cap Rate

\$95,942

Net Operating Income

\$11,066

Profit

\$650

Average Daily Rate (ADR)

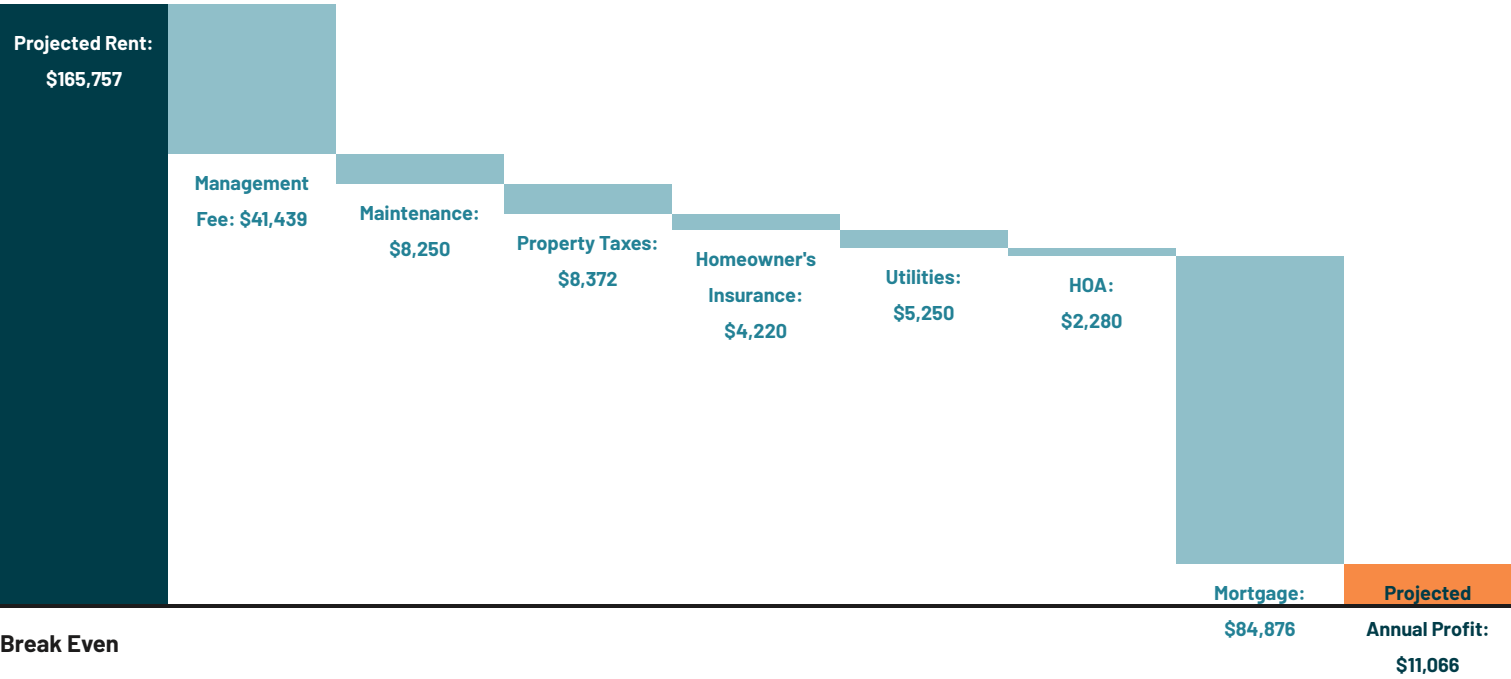
STR Performance

PROJECTED CASH FLOW BY MONTH

January	February	March	April	May	June	July	August	September	October	November	December
\$4,874	\$4,715	\$7,530	\$9,138	\$8,255	\$10,440	\$10,774	\$7,654	\$7,468	\$9,137	\$7,696	\$8,267

Projected Profit

Rent - Expenses - Mortgage = Profit



EXPENSE DETAIL

- Projected Rental Income:** Pure rental income, independent of fees (cleaning fee, channel fee, booking fee, credit card fees, etc.)
- Management Fee:** For locally and professionally-managed properties, the management fee is based on the average rate for that market, typically between 20-30% of projected rental income. For self-managed properties, we use 7% of projected rental income to account for relevant fees.
- Maintenance:** As a best practice, maintenance capital expenditure equals 5% of projected rental income. This accounts for landscaping, general property maintenance and repairs.
- Property Taxes:** Projection based on state property tax rate. Does not include hospitality tax, transient-occupancy tax or income tax.
- Homeowner's Insurance:** Projection based on standard homeowner's insurance. Private mortgage insurance, additional liability or commercial insurance not included.
- Utilities:** Includes water, electric, gas and internet.
- HOA Expense:** This is a projection. Users are responsible for verifying all homeowner's association fees.
- Mortgage:** Reflects principal + interest based on user entered loan terms. While property tax and homeowner's insurance may be collected as part of the mortgage payment, they are broken out into separate expense items. The interest rate and down payment percent are respectively 7% and 20% for this underwrite.

Amenities

KEY FEATURES

Bed	4	Sq Ft	2,574
Bath	5.0	Home Type	Houses
Sleeps	10	Existing Rental	No
Furniture Included	Furniture Included	HOA	\$2,280

HOME AMENITIES

Proximity to Water	Drive to Water	Reserved Parking	Limited Parking
Proximity to Attractions	Good	Private Pool	Yes
Indoor Entertainment	Amazing	Outdoor Entertainment	Amazing
Ski-in Ski-out	No		

SHARED AMENITIES

Shared Pool	No	Clubhouse	No
Gated Community	No	Shared Game Room	Yes

Zoning and Regulations

City Regulation – Pigeon Forge, TN

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Regulatory Risk Score



ZONING & PERMITTING

Are there zoning restrictions?	Yes	What zones are allowed?	R-1
Types of Rental Allowed	<30 Days,Hosted (Owner Present),2nd Home (Investor)	Annual registration required	Yes
Permit Required?	Yes	Business license or tax filing status required	Yes
Cost of Permit	100.00	Estimated time frame to obtain permit	1-2 weeks
Permit renewal frequency	Annually	Permit Phone Number	N/A
Can permit pass to new owner?	No	Additional Detail	Regulations are friendly towards short term rentals.

RESTRICTIONS

Max Short Term Rental Days Allowed a Year	Unlimited	Minimum Stay Required	Unlimited
Max Occupancy		Max STRs per Parcel	
Total STRs allowed in the market	N/A	Types of Enforcement	
Treatment of ADUs		Treatment of Yurts/Tents/RVs	
Additional rules for STRs	N/A		

PERMITTING LINKS & FILES

PIGEON FORGE ORDINANCE

PIGEON FORGE STR APPLICATION

DISCLOSURES

The real estate market is cyclical and real estate values go up and down.

The financial market also changes, affecting the terms on which a lender will agree to loan money on real property. It is impossible to accurately predict what the real estate or financial market conditions will be at any given time.

The ultimate decision on the price a Buyer is willing to pay and the price a Seller is willing to accept for a specific property rests solely with the individual Buyer and Seller. The parties to a real estate transaction must decide on what price and terms they are willing to buy or sell in light of market conditions, their own financial resources and their own unique circumstances.

The parties must, upon careful deliberation, decide how much risk they are willing to assume in a transaction. Any waiver of contingencies, rights or warranties in the Contract may have adverse consequences. Buyer and Seller acknowledge that they understand these risks.

Buyer and Seller assume all responsibility should the return on investment, tax consequences, credit effects, or financing terms not meet their expectations. The parties understand and agree that the Underwriters do not provide advice on property as an investment. Underwriters are not qualified to provide financial, legal, or tax advice regarding a real estate transaction. Therefore, Underwriters make no representation regarding the above items. Buyer and Seller are advised to obtain professional tax and legal advice regarding the advisability of entering into this transaction.

