

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



84235 Tramonto Way, Indio, CA, 92203

Revedy ID: 24286

3 Bed | 2 Bath | 10 Sleep | 1,637 Sq Ft.

Home Value: \$550,000

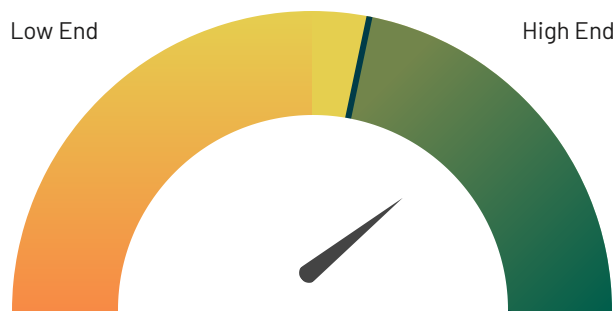
Revedy AIRpraisal™: \$641,292

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



Property Underwriting

Revenue Analysis



\$104,500 to \$115,500

Projected Rental Income

\$110,000

Projected Rental Income

1.96

DSCR

10.59%

Cap Rate

\$58,218

Net Operating Income

\$28,578

Profit

\$550

Average Daily Rate (ADR)

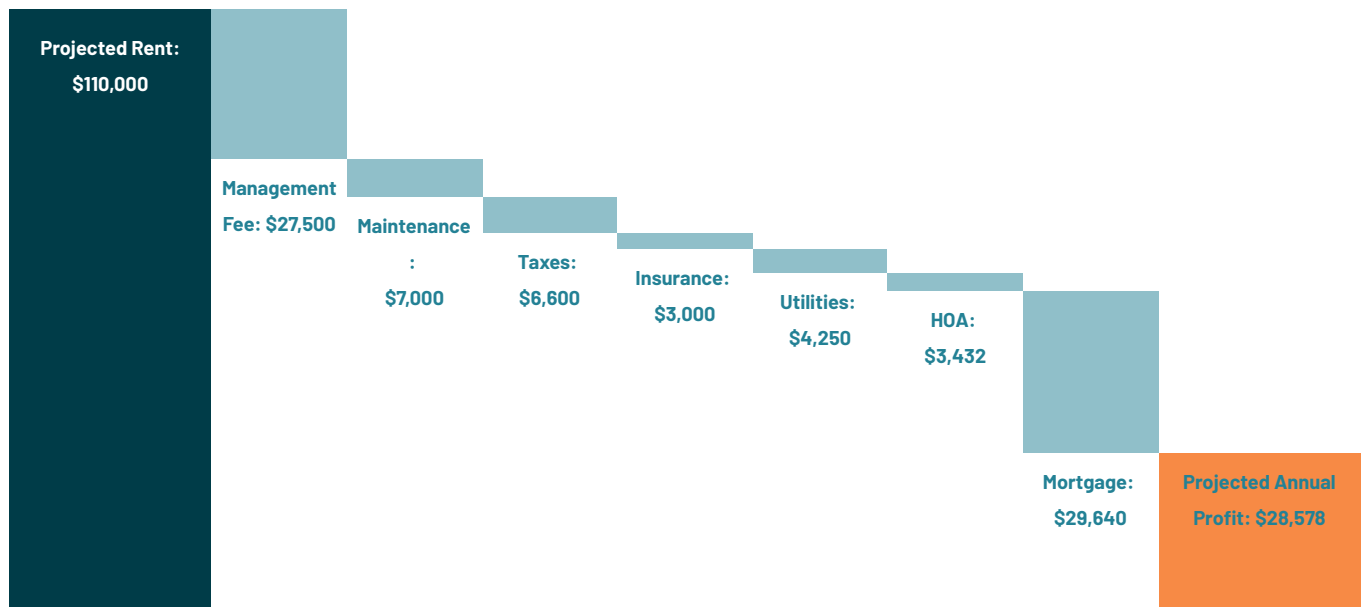
STR Performance

PROJECTED CASH FLOW BY MONTH

January	February	March	April	May	June	July	August	September	October	November	December
\$3,072	\$4,362	\$6,944	\$10,553	\$3,302	\$4,638	\$4,943	\$4,766	\$4,359	\$2,914	\$4,230	\$4,140

Projected Profit

Rent - Expenses - Mortgage = Profit



Amenities

KEY FEATURES

Bed	3	Sq Ft	1,637
Bath	2	Home Type	Houses
Sleeps	10	Existing Rental	Unknown
Furniture Included	Furniture not included	HOA	\$3,432

HOME AMENITIES

Proximity to Water	Lake Front/River Front	Reserved Parking	Unknown
Proximity to Attractions	Good	Private Pool	No
Indoor Entertainment	Good	Outdoor Entertainment	Good
Ski-in Ski-out	No		

SHARED AMENITIES

Shared Pool	Yes	Clubhouse	Yes
Gated Community	Yes	Shared Game Room	Yes

Market Analysis

Powered by



CA - Indio Area Market Overview

7.75%

Market Average Cap Rate

\$83,760

Market Average Revenue

\$575

Market Average Daily Rate (ADR)

\$57,773

Market Average Cash Flow

52%

Market Average Occupancy

5.78

Rêvedy Market Score

Market Seasonality

REVENUE

January	February	March	April	May	June	July	August	September	October	November	December
6.25%	8.31%	11.59%	14.56%	5.70%	7.33%	8.67%	8.52%	7.81%	5.93%	7.72%	7.61%

OCCUPANCY

January	February	March	April	May	June	July	August	September	October	November	December
45%	68%	75%	60%	39.99%	43%	52%	55%	45%	39%	48%	48%

Zoning & Regulations

Are there zoning restrictions?	Yes	What zones are allowed?	
Types of Rental Allowed	<30 Days,2nd Home (Investor)	Do they have additional rules for STRs?	Yes
STR Friendliness Rating	4: Above Average	STR Friendliness Trending	4: Above Average
Minimum Stay Required	Unlimited	Max Short Term Rental Days Allowed a Year	Unlimited
Permit Required?	Yes	Cost of Permit	1633.00
Estimated time frame to obtain permit	1-2 months	Business license or tax filing status required	Yes
Permit renewal frequency	Annually	Annual registration required	Yes
Permit Phone Number	+17603914000	Number of STRs in the market	2326

PERMITTING LINKS & FILES

[DOWNLOAD INDIO STR LETTER JAN 2022](#)[DOWNLOAD STR APPLICATION PART 1](#)[DOWNLOAD STR APPLICATION - PART 2](#)[DOWNLOAD INDIO STR BUSINESS LICENSE](#)[DOWNLOAD INDIO TOT REGISTRATION FORM](#)[DOWNLOAD STR_MANAGEMENT CO APPLICATION_PART 1 REV.01042022](#)[DOWNLOAD STR_MANAGEMENT CO APPLICATION_PART2 3-15-18](#)[DOWNLOAD INDIO STR ORDINANCE](#)