

41

Okay

Market Score

430 Manorview Avenue,  
Mount Pocono, PA, USA  
Market: Pocono Mtns Type: Mountains Lakes  
5 Bed 4.5 Bath 10 Guests



Operating Expenses

\$29.6K

Net Operating Income

\$88.7K

Cap Rate

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\$118.3K

Projected Revenue

52%

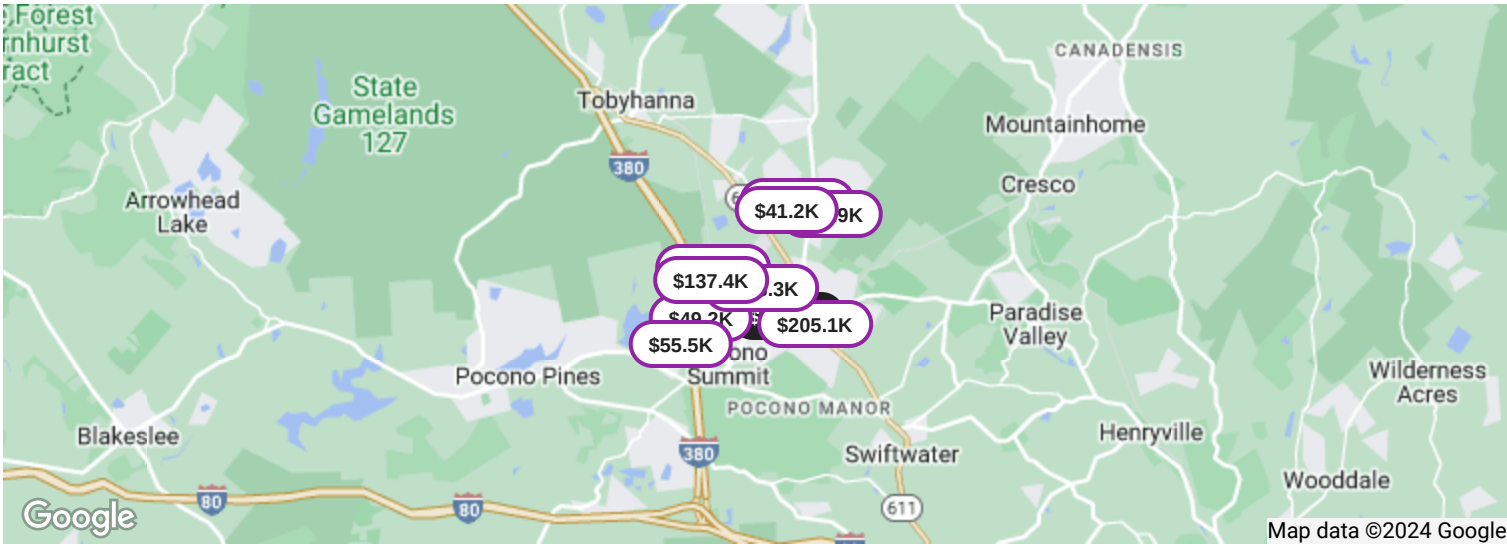
Occupancy

\$620












Average Daily Rate

Comparable short-term rental listings

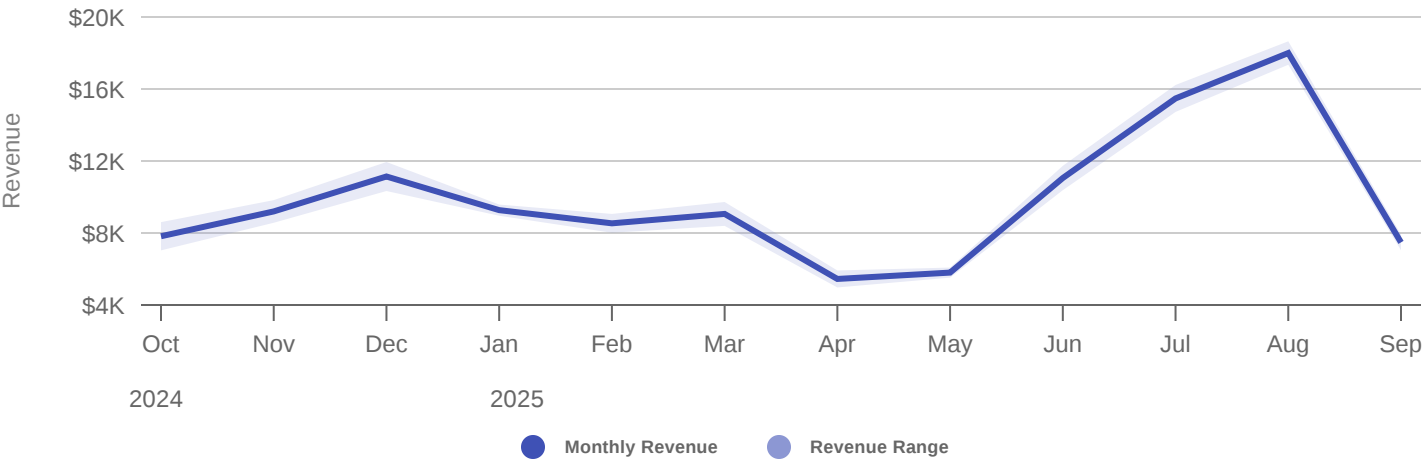
Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
PrivatePool Hot tub Sauna HomeTheater Backyard	5	3.5	\$151.2K	366	\$151.2K	80%	\$514
Your Mini Resort of Fun w/Hot Tub Near Camelback	5	3.5	\$162.8K	366	\$162.8K	72%	\$614
House with outside sauna and hot tube	4	4	\$49.7K	288	\$49.2K	33%	\$523
Perfect Luxury Poconos with sauna vs steam Hot tub	4	4	\$54.9K	364	\$54.9K	33%	\$461
The Green Monster: Indoor Slide, Bar, Spa, Firepit	6	3.5	\$205.1K	366	\$205.1K	52%	\$1.1K
3000+sf Designer Home HotTub Sauna Movie Firepit	4	3.5	\$108.3K	366	\$108.3K	66%	\$451
Tranquil Waterside by AvantStay   Lakefront + Dock	4	3.5	\$137.4K	366	\$137.4K	47%	\$803
Brand new pool and lots of space and activities!	4	3.5	\$41.7K	283	\$41.2K	33%	\$438
Lake, HotTub, FirePit & Kalahari	4	3.5	\$55.5K	264	\$55.5K	58%	\$360



Comparable short-term rental amenities

 Pool	100%	 Air Conditioning	89%
 Heating	100%	 Washer	89%
 Kitchen	100%	 Parking	89%
 Wired Internet	100%	 Cable TV	78%
 Wireless Internet	100%	 Hot Tub	67%
 Dryer	89%		

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.

