



INCOME

4424 NE 18TH AVE

CAPE CORAL, FL 33909

Projections

Short-Term Rental Income Projection

Property Snapshot

- 3 Bedrooms / 2 Bathrooms
- Private Saltwater Pool
- Enclosed Outdoor Gathering Area
- Ideal for Budget-Friendly Vacation Rental Positioning

Projected Revenue by Season

Season	Period	Avg. Daily Rate	Avg. Occupancy	Monthly Revenue
High Season	Jan – Apr	\$170	75%	\$3,870
Shoulder Season	May, Oct – Dec	\$140	55%	\$2,310
Low Season	Jun – Sep	\$110	40%	\$1,320



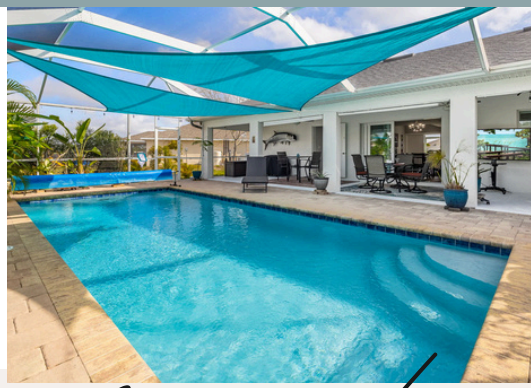
Shelby Tompkins
YOUR GUIDE TO REAL ESTATE SUCCESS

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Annual Gross Revenue Overview

Season	Months	Gross Revenue
High Season	4	\$15,480
Shoulder Season	5	\$11,550
Low Season	3	\$3,960
Total	12	\$30,990

Estimated Deductions

- Cleaning fees (approx. \$240 per stay × 24 bookings): ~\$5,760
- Management & platform fees (~20%): ~\$6,200
- Fixed costs (insurance, utilities, pool, lawn care, etc.): ~\$5,500

Estimated Net Income

≈ \$13,530 per year

(based on partial owner usage, conservative occupancy, and market-average pricing)



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