



Gross Rental Income Projection

For more information about Paragon Vacations contact us at: (910) 886-1990 or ParagonVacationsNC@gmail.com

Property Address: 219 Oyster Lane, North Topsail Beach, NC 28460

Property Specifics: Bedroom(s) - 3, Bathroom(s) - 2.5, Sleeps - 8

Month	Daily Minimum	Low Projection	High Projection
January	2 Day	\$609	\$744
February	2 Day	\$1,058	\$1,294
March	2 Day	\$1,229	\$1,502
April	3 Day	\$2,442	\$2,985
May	3 Day	\$2,718	\$3,322
June	3 Day	\$7,042	\$8,607
July	3 Day	\$8,902	\$10,880
August	3 Day	\$6,434	\$7,863
September	3 Day	\$3,731	\$4,560
October	2 Day	\$1,867	\$2,282
November	2 Day	\$892	\$1,090
December	2 Day	\$877	\$1,072
Annual Gross Rental Income Projection Totals		\$37,800	\$46,200

Thank you for your interest in Paragon Vacations, LLC. We'd be happy to connect with you - feel free to call, text, or email us at (910)886-1990 or ParagonVacationsNC@gmail.com. Partnering with us as your property management team offers many benefits, including:

- Proven Results: Airbnb Superhost (4.95★ Rating, 800+ Reviews) & VRBO Premier Host
- Local, Full-Service Property Management — We Care
- 24/7 Reservation Management & Guest Support
- No Booking Fees for Direct Reservations
- Strategic Online Marketing & Placement Optimization
- Seamless Oversight of Turnovers, Maintenance & Repairs
- The Best of Both Worlds: Technology-Driven Efficiency + Hands-On Hospitality

Check out these top amenities, features, and key factors that can drive higher rental revenue:

- Guest Experience & Reviews – Positive reviews boost future bookings and allow higher rates; impact +5–15% over time
- Seasonality – Peak seasons can double or triple revenue, while off-seasons can cut it by -20–50%
- High-performing market & strong management: 20–35% net margin
- Waterfront / Beachfront – +20–50% revenue boost
- Premium amenities (pool, hot tub, views) can lift revenue by 10–50%
- Pet-Friendly Policies – +5–15% revenue boost, but adds wear-and-tear costs

Enhancing a property with the right features can help maximize bookings, increase guest satisfaction, and boost your overall rental income

The following revenue projections are based on assumptions, estimates, and forecasts for the highlighted property under the management of Paragon Vacations, LLC. These figures are not guaranteed and should be considered speculative. Actual results may vary significantly due to factors such as seasonality, market conditions, economic fluctuations, competition, and unforeseen events. The projections are provided for informational purposes only and do not constitute financial advice. They are subject to change without notice, and no guarantee is made regarding their accuracy, completeness, or reliability. Past performance is not indicative of future results.

Topsail Island's Premier Vacation Rental Property Management Team

Paragon Vacations LLC Firm License No. C37503

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Visit us online at: www.paragonvacations.co

