



## Your Annual Gross Revenue Potential

314 NE 61st

*Based on REAL Sea Coast Property Comps From 30 year professionals living and working in Your Hyperlocal Area.*

| Season                | Dates                 | Weekly Rate | Discount Off Prime | Projected # of weeks booked | Average Nightly Rate +\$25 | Nights in Season | Nights Rented | Est. Annual Rental Revenue |
|-----------------------|-----------------------|-------------|--------------------|-----------------------------|----------------------------|------------------|---------------|----------------------------|
| WINTER                | 1/5/26-1/15/26        | \$ 888      | 75.00%             | 0.0                         | \$ 151.79                  | 10               | 0             | \$ -                       |
| MLK                   | 1/16/26-1/19/26       | \$ 1,420    | 60.00%             | 0.0                         | \$ 227.86                  | 4                | 0             | \$ -                       |
| WINTER                | 1/20/26-2/12/26       | \$ 888      | 75.00%             | 0.0                         | \$ 151.79                  | 24               | 0             | \$ -                       |
| VALENTINES-WASHINGTON | 2/13/26-2/16/26       | \$ 1,420    | 60.00%             | 0.0                         | \$ 227.86                  | 4                | 0             | \$ -                       |
| WINTER                | 2/17/26-3/8/26        | \$ 888      | 75.00%             | 0.0                         | \$ 151.79                  | 20               | 0             | \$ -                       |
| COLD SPRING           | 3/9/26-3/27/26        | \$ 1,420    | 60.00%             | 0.3                         | \$ 227.86                  | 19               | 0             | \$ -                       |
| SPRING BREAK          | 3/28/26-4/22/26       | \$ 1,953    | 45.00%             | 1.0                         | \$ 303.93                  | 26               | 5             | \$ 1,519.64                |
| COLD SPRING           | 4/23/26-5/1/26        | \$ 1,420    | 60.00%             | 0.3                         | \$ 227.86                  | 9                | 5             | \$ 1,139.29                |
| WARM SPRING           | 5/2/26-5/20/26        | \$ 1,953    | 45.00%             | 1.0                         | \$ 303.93                  | 19               | 5             | \$ 1,519.64                |
| MEMORIAL HOLIDAY      | 5/21/26-5/25/26       | \$ 3,018    | 15.00%             | 0.3                         | \$ 456.07                  | 5                | 2.5           | \$ 1,140.18                |
| SWIMMING WEATHER      | 5/26/2026-6/9/2026    | \$ 2,308    | 35.00%             | 1.0                         | \$ 354.64                  | 14               | 4             | \$ 1,418.57                |
| SCHOOLS OUT           | 6/10/2026-6/18/2026   | \$ 3,550    | PRIME              | 0.7                         | \$ 532.14                  | 9                | 5             | \$ 2,660.71                |
| HIGH SUMMER           | 6/19/2026-6/26/2026   | \$ 3,905    | 110.00%            | 0.7                         | \$ 582.86                  | 8                | 5             | \$ 2,914.29                |
| JULY 4 HOLIDAY        | 6/27/2026-7/11/2026   | \$ 4,012    | 113.00%            | 1.3                         | \$ 598.07                  | 15               | 10            | \$ 5,980.71                |
| HIGH SUMMER           | 7/12/2026-8/10/2026   | \$ 3,905    | 110.00%            | 2.6                         | \$ 582.86                  | 29               | 17            | \$ 9,908.57                |
| SUMMER BARGAIN        | 8/11/2026-9/2/2026    | \$ 3,018    | 15.00%             | 1.6                         | \$ 456.07                  | 23               | 14            | \$ 6,385.00                |
| Labor Day Holiday     | 9/3/2026-9/7/2026     | \$ 2,130    | 40.00%             | 0.3                         | \$ 329.29                  | 5                | 2.5           | \$ 823.21                  |
| Fall Peak             | 9/8/2026-11/14/2026   | \$ 1,953    | 45.00%             | 2.0                         | \$ 303.93                  | 69               | 17            | \$ 5,166.79                |
| WINTER                | 11/15/2026-11/24/2026 | \$ 888      | 75.00%             | 0.0                         | \$ 151.79                  | 10               | 0             | \$ -                       |
| THANKSGIVING          | 11/25/2026-11/29/2026 | \$ 1,775    | 50.00%             | 0.3                         | \$ 278.57                  | 5                | 2.5           | \$ 696.43                  |
| WINTER                | 11/30/2026-12/18/2026 | \$ 888      | 75.00%             | 0.3                         | \$ 151.79                  | 19               | 5             | \$ 758.93                  |
| WINTER HOLIDAY        | 12/19/2026-1/4/2026   | \$ 1,420    | 60.00%             | 0.3                         | \$ 227.86                  | 16               | 2.5           | \$ 569.64                  |

|                                    |              |                     |
|------------------------------------|--------------|---------------------|
| <b>YEARLY TOTAL WEEKS EXPECTED</b> | <b>13.98</b> | <b>\$ 42,601.61</b> |
|------------------------------------|--------------|---------------------|

|   |  |                     |
|---|--|---------------------|
| <p>To maximize your income, avoid personal use during high peak season &amp; holidays, and join our Seasonal Program. For further income, allow pets to capture this key travel trend &amp; receive higher occupancy plus income from pet fees.</p> | <p><b>MONTHLY STAYS ADDED INCOME:</b> This program allows guests to book your property in 30 day increments during the off-season.</p> | \$ 14,200.00        |
|   | <p><b>PET FRIENDLY ADDED INCOME:</b> Non Refundable Pet Fees increase revenue.</p>   | \$ 4,192.50         |
|   | <p><b>GRAND TOTAL POTENTIAL INCOME:</b></p>  | <b>\$ 60,994.11</b> |

### WHY CHOOSE SEA COAST RENTALS FOR YOUR PROPERTY MANAGEMENT COMPANY?

*We communicate openly and consistently with our owners.*

*We specialize in maintaining and taking care of your property.*

*Your inspector visits your property 3X for every guest reservation.*

*We visit your property every two weeks when unoccupied.*

*We market your property on over 40 platforms including all key online travel agencies at no cost to owners.*

*Our Long Term offices give us a unique leg-up to rent your property by the month during the off season.*

Contact us at (910) 458-9073 [www.seacoastrentals.com](http://www.seacoastrentals.com) [marymayo@seacoastrentals.com](mailto:marymayo@seacoastrentals.com)