



About Spinnaker's Reach Realty

Rental Revenue Projection

3503 Ocean Drive East, Emerald Isle, NC
5 Bedroom, 7 Bath 4491 Sq Ft

★★★★★ HIGH PERFORMANCE	★★★★☆ AVERAGE PERFORMANCE	★★★☆☆ LOW PERFORMANCE
\$202,461	\$185,224	\$161,760
<ul style="list-style-type: none"> • Updated aesthetic • Appealing amenities • Max. bedding configuration • Listing history 	<ul style="list-style-type: none"> • Well-kept property • Strategic owner use • Max. bedding configuration • Year of listing history/reviews 	<ul style="list-style-type: none"> • Booking restrictions • Deferred maintenance • Noticeable usage • Guest challenges

Property Highlights

- Sweeping ocean views from multiple balconies
- 3 floors of modern coastal design, game room with kitchen, elevator
- Private beach walkway, outdoor shower and pool

Revenue Factors

REVENUE

The seasonal nature of the area makes for a dynamic rental market where strategic owner use during peak winter (mid-Dec to March) is most important for revenue. Limiting rate restrictions and maintaining an updated and comfortable property create the right conditions for highest potential return.

PRICING STRATEGY

Using market data, both locally and regionally, we publish dynamic rates on all major channels to stay competitive. Our studied Revenue Manager is charged with daily analysis of our portfolio and multi-faceted market trends to ensure we are earning the most for our owners.

SERVICE & SUPPORT

With a dedicated team of local professionals, we provide 24/7/365 support to our rental guests. Our in-house Housekeeping and Maintenance teams care for your property while our Guest Services team provide a 5-star guest experience. Happy guests and great reviews lead to better bookings!

The above pricing is based on the performance of comparable properties and varies based on the property's condition, amenities, and calendar/pricing flexibility. Estimates are based upon experience and are not guarantees.

- ✓ **Properties are marketed on Spinnakersreach.com, Vrbo, Airbnb, and Marriott Homes and Villas.** 90% of our bookings are direct through our company site with a 40% return guest rate annually.
- ✓ **We pay for ALL your marketing.** You don't pay for listings, ads, or photos.
- ✓ **We have the best staff because we treat them well.** We offer full health care benefits as well as a 401k with match.
- ✓ **We keep your property priced perfectly within the market.** Emerald Isle's occupancy and rate levels are monitored on a weekly basis—adjustments are made on property level to reflect market status.
- ✓ **We inspect for cleanliness and property condition** after every guest departs and prior to every guest arrival.
- ✓ **We provide both owners and guests with portals** and provide excellent communication 24/7.