333 PALM ST, HOLLYWOOD, FL 33019

8-Unit Short-Term Rental | Stabilized Income Projection at 75% Occupancy

PROPERTY

Address	**333 Palm St, Hollywood, FL 33019**
Total units	**8**
Total rentable area	**2,940 sq ft**
Use	**Short-term / vacation rental**
Currently operating	**3 of 8 units**

ANNUAL RENTAL INCOME

Occupancy assumption 75.0% *Change this cell and every figure on this page updates.*

Unit	Sq Ft	Nightly Rate	Nights Rented	Annual Revenue
Unit 1	372	$350	274	$95,813
Unit 2	372	$350	274	$95,813
Unit 3	307	$350	274	$95,813
Unit 4	372	$350	274	$95,813
Unit 5	372	$350	274	$95,813
Unit 6	372	$350	274	$95,813
Unit 7	307	$350	274	$95,813
Unit 8	466	$350	274	$95,813
TOTAL GROSS RENTAL INCOME	**2,940**	**$2,800**	**2190**	**$766,500**

ANNUAL OPERATING EXPENSES

Expense		Basis		Amount
Booking channel fees & platform-collected taxes		*30.6% of gross - actual operating history*		$234,514
Property management fee		*15.2% of gross - actual operating history*		$116,822
Repairs, maintenance & turnover		*8.0% of gross - actual operating history*		$61,585
Utilities (electric, water, waste, internet)		*Fixed base plus variable per occupied night*		$23,064
Property taxes		*Per seller documents - VERIFY, see note below*		$99,380
Property insurance		*Per seller documents - a buyer will be re-quoted*		$15,074
Accounting, admin & professional		*Normalized to market*		$6,000
Licenses, permits & lodging registration		*Estimate - confirm actual*		$3,500
Capital reserves		*3% of gross*		$22,995
TOTAL OPERATING EXPENSES				**$582,935**

NET OPERATING INCOME **$183,565**

Expense ratio	**76.1%**
NOI margin	**23.9%**

IF OCCUPANCY COMES IN HIGHER OR LOWER

Occupancy	Gross Income	Operating Expenses		Net Operating Income
60.0%	$613,200	$493,299		**$119,901**
65.0%	$664,300	$523,177		**$141,123**
70.0%	$715,400	$553,056		**$162,344**
75.0%	$766,500	$582,935		**$183,565**
80.0%	$817,600	$612,814		**$204,786**
85.0%	$868,700	$642,692		**$226,008**

INDICATED VALUE AT VARIOUS CAP RATES (at 75% occupancy)

Cap Rate	Indicated Value			
6.0%	**$3,059,419**			
6.5%	**$2,824,079**			
7.0%	**$2,622,359**			
7.5%	**$2,447,535**			
8.0%	**$2,294,564**			
8.5%	**$2,159,590**			
9.0%	**$2,039,613**			
10.0%	**$1,835,651**			

BASIS OF THIS PROJECTION

Nightly rates and unit sizes are the owner's posted rates for all eight units.

Expense ratios for channel fees, management and repairs are taken from the property's ACTUAL January-June 2026 operating history.

Property taxes and insurance are the owner's own figures, grossed to the full building.

PLEASE READ - THE 75% OCCUPANCY FIGURE IS AN ASSUMPTION, NOT A RESULT.

The property's actual occupancy across the three operating units for January through June 2026 was 65.7%, and that period is peak season on Hollywood Beach. February reached 92.9% but May fell to 38.7%.