



EXAMPLE REPORT · PREPARED FOR YOU BY JANE

Jane Doe

Sunrise Coast Realty (example)

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Areas served

Marathon, Key Colony Beach, Duck Key

In the Keys

12 years

Sold, last 12 months

23 homes

Listings

join.paraisovacationrentals.com

Provided by Jane Doe. Example details, made up for this sample.

"Here are the rental numbers we talked about at the showing. Look at the busy months, then call me with any questions."



123 Sombrero Example Rd, Marathon, FL 33050

For sale · \$2,495,000 · MLS #EXAMPLE-0001

JANE'S RENTAL INCOME ANALYSIS FOR THIS HOME

\$165K-\$221K

a year in rent · about \$177K in the middle

Numbers by Villa Paraiso · 4.9/5 from 147 reviews



Villa Paraiso listing photos

Based on 4 bed, 3 bath, sleeps 10

Built from six four-bedroom homes we manage in Marathon, checked against 25 similar rentals within a mile.

Middle estimate

\$177K

a year in rent

Nightly rate

\$650

about \$800 in Dec, Mar and Jul

Nights booked

288

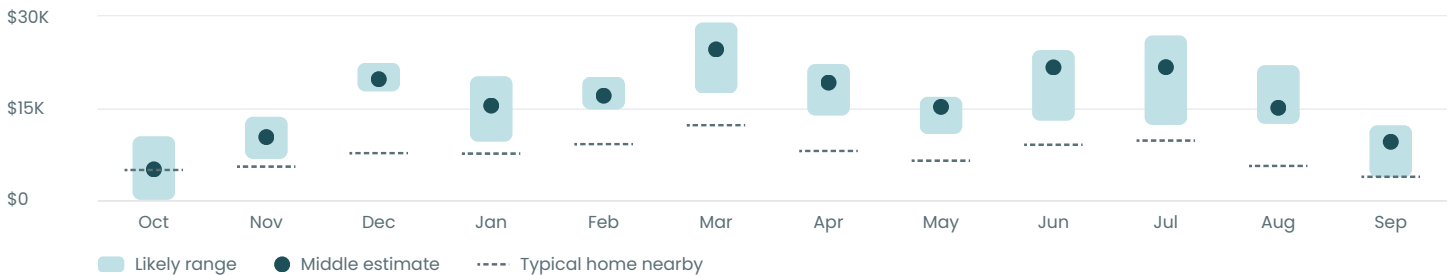
of 365

Rent compared to list price

7.1%

a year, before expenses

Month by month



Your agent stays your agent. Villa Paraiso does not list or sell real estate. If you ask us about selling, buying or refinancing while we manage your home, we'll send you back to Jane, as long as their partnership is active. You're always free to choose your own agent.

Numbers and management by Villa Paraiso Vacation Rentals · 4.9/5 from 147 reviews on ProvenExpert · Airbnb Superhost · Vrbo Premier Host · 20+ waterfront homes managed · 600+ guest reviews · Licensed & insured · FAVR · VRMA · BBB Accredited Business · Greater Marathon Chamber of Commerce. Page 2: homes like this nearby, what moves the number and how guests book.

Planning estimate, not a guarantee. Prepared October 4, 2026 by Villa Paraiso Vacation Rentals LLC from homes it manages nearby (adjusted to this home's size and area), market data and county records. Rent only, before cleaning fees and taxes. Not an appraisal or tax/investment advice. Villa Paraiso is a rental management company, not a real estate brokerage, and is independent of Sunrise Coast Realty (example). This is a rough estimate. For a projection built just for this home, call Villa Paraiso at 786-348-1396. Market figures are estimates built from public listings, not verified facts.

Example report: Jane Doe and Sunrise Coast Realty (example) are made up, and the street address is made up. Jane Doe and Sunrise Coast Realty (example) present this report. Villa Paraiso Vacation Rentals LLC prepared the estimate · 786-348-1396 · join.paraisovacationrentals.com/r/jane-doe-example/example-home-marathon



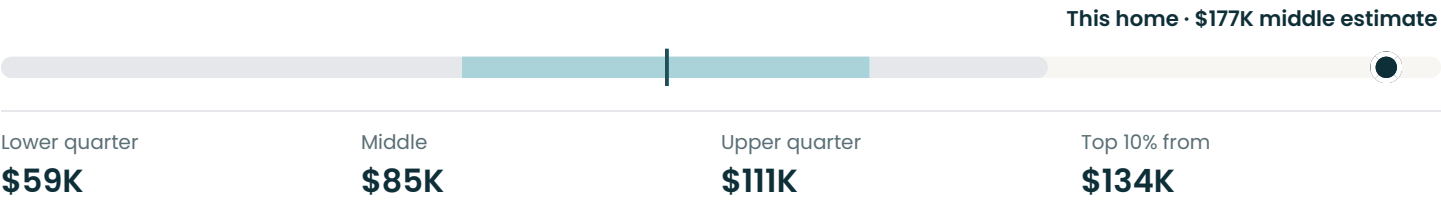
Scan for the full report

Homes like this nearby

There are 25 similar vacation rentals within a mile. Most earn less than this estimate. The ones that earn the most are run like the homes we manage.

What nearby rentals earn

Rent for the last 12 months across all 25. A summary, not a list of homes.



Most nearby rentals earn about \$85K. Well-run homes like the ones behind this estimate are the ones at the top. 2 of the 25 earned \$165K or more.

What moves the number

Rent last year for nearby homes with and without each thing.

Guests love it (Guest favorite badge)



Rated 4.9 or higher



Fully equipped (long amenities list)



Boat dock or slip



These are differences between nearby homes last year, not a promise for this one.

How guests book in Marathon

About 3 months ahead

Half of all stays are booked 97 days or more before arrival.

A week at a time

The typical stay is 7 nights.

February and March fill first

These months have the most nights booked.

Vacation rentals like this one in Marathon, last 12 months. Market figures are estimates.