



The Oasis: FROM RESIDENCE TO RENTAL

**MINIMUM
70%
OCCUPANCY
ANNUALLY.**



Originally offered as a real estate listing that languished on the market, we purchased the Folly Beach property for a competitive price in impeccable condition, a result of having solely been used as a private residence. In addition to acquisition costs, to convert use to luxury vacation rental, capital expenses included upfit with interior furnishings, luxury linens and kitchenware. This property delivered the characteristics that we look for in identifying opportunity for lucrative return as a beach rental and include private pool, open living spaces, expansive porches and convenient location - just two blocks to the beach. *The Oasis* is now one of our top performing properties, seeing minimum 70% occupancy annually.

\$1,000,000
PURCHASE PRICE

\$32,000
UPGRADE COST

\$1,032,000
TOTAL INPUT

\$140,000
GROSS ANNUAL INCOME

\$55,595
EXPENSES

\$84,405
NET ANNUAL INCOME

**CAP
RATE
8.2%**