



EBG
EUREKA BUSINESS GROUP



Upscale AirBnB Portfolio

Three High End Income Producing Properties

CA / FL / TN

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Portfolio Highlights

- Three incredible locations in CA, FL & TN
- Self Managed (Value add in optimization)
- High Income producing properties!
- Luxurious Finish and amenities
- Highly rated on AirBnB and VRBO!
- 2022 Projected Income: Over \$600,000
- **Package Asking Price: \$5,000,000**

*May consider selling individual properties

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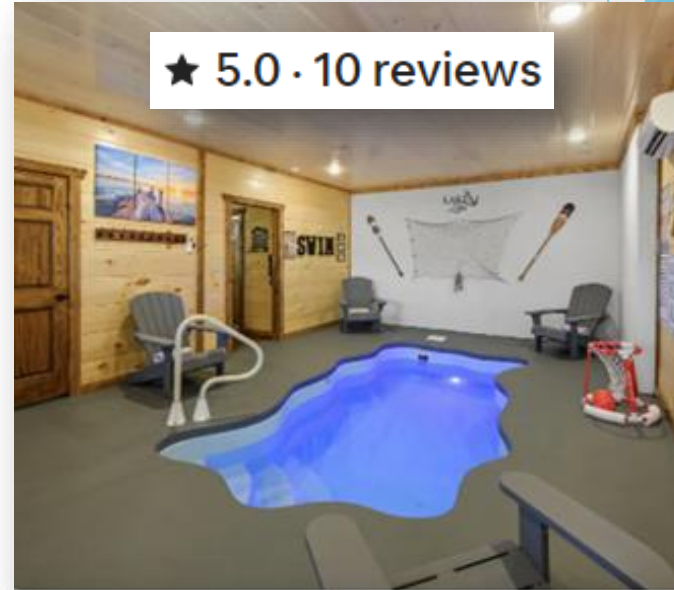
Highly Rated Locations!

AirBnB Portfolio
CA / FL / TN

★ 4.97 · 29 reviews

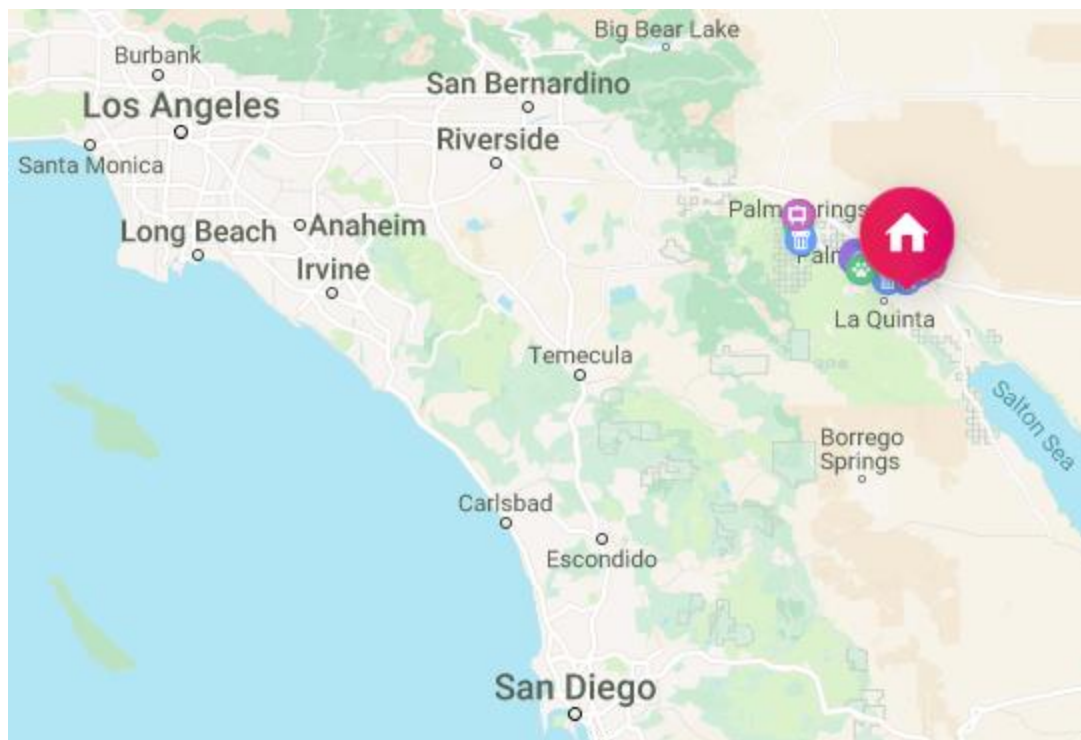


★ 5.0 · 10 reviews



★ 4.73 · 26 reviews





Indio, California, United States

ESTIMATED DISTANCES FROM THE VACATION HOME

- Empire Polo Fields: Under 5 minutes
- Indian Wells Tennis Garden: 10-15 minutes
- Old Town La Quinta: 5-10 minutes
- Palm Desert/El Paseo: 15-20 minutes
- Downtown Palm Springs/Airport: 30 minutes
- LA/OC/SD: Roughly 2 hours without traffic

Walking distance to the Empire Polo Fields for Coachella and Stagecoach music festivals!

AirBnB Listing: <https://www.airbnb.com/rooms/49023779>

Sleeps up to 16 guests | 6 bedrooms | 12 beds | 4 baths

Welcome to the White Lotus Villa @ the prestigious community of Montage in Santa Rosa. With 6 bedrooms including a detached casita and 3500 sqft of single floor living space to sleep your group comfortably and nearly half an acre of entertainment and relaxation, you and your family/friends are bound to enjoy an amazing time together. Featuring resort style amenities: Heated pool, Gas firepit, BBQ grill, Bocce court, outdoor TV/dining set, blazing Wifi, private parking, super safe gated community

BEDROOM SUMMARY:

- * Bedroom 1: Master Suite w/ 1 King-sized Bed, Sleeps 2
- * Bedroom 2: 2 Queen-sized Bed, Sleeps 4
- * Bedroom 3: 1 King-sized Bed, Sleeps 2.
- * Bedroom 4: 1 King-sized Bed, sleeps 2
- * Bedroom 5: 2 Full over Full with Twin Trundle Bunk Bed - Sleeps 10
- * Bedroom 6: Detached casita suite w/ 1 Queen-sized Bed - Sleeps 2
- * Smart Roku TV in every room
- * Total 4 Full Bathrooms

AMENITIES:

High-speed Wireless Internet. High-quality linens, bath, and pool towels plus shampoo, conditioner, soaps as well as toilet paper in each bathroom. The kitchen includes a starter set of paper towels, dish soap, individually wrapped sponge, and dishwasher pods. Fully equipped laundry room with washer, dryer, Iron & ironing board (in Master closet), and laundry pods. This property also features private parking for 5 cars which include 2 in the garage, 3 in the driveway, and No street parking.

**Operating since
Apr. 2021**

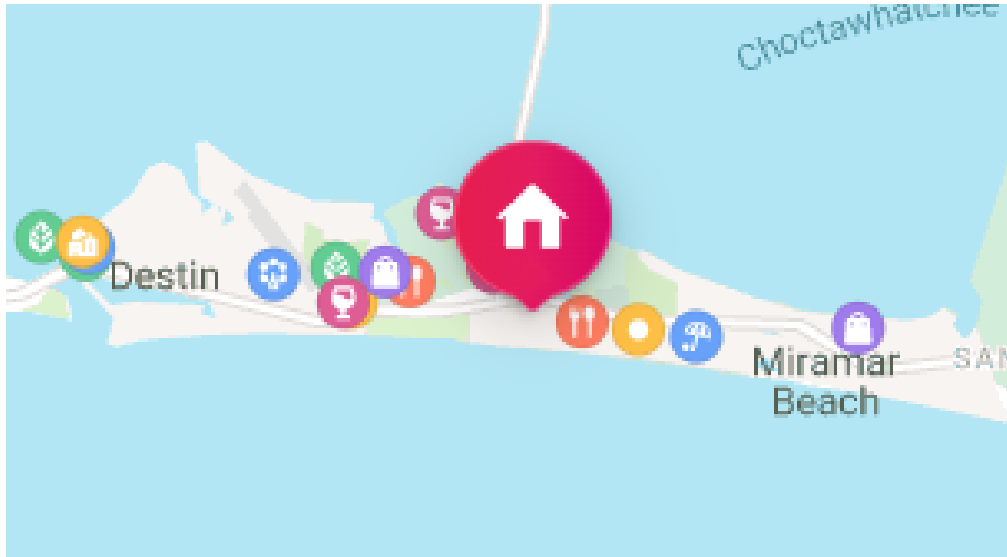




Local Attractions - Indio, CA

AirBnB Portfolio
CA / FL / TN





Located on Crystal Beach!



AirBnB Listing: <https://www.airbnb.com/rooms/46584896>

Sleeps up to 16 guests | 6 bedrooms | 9 beds | 4 baths

Welcome to Sea Haven. Imagine drinking your warm coffee in the crisp morning ocean breeze in our patio to start the day. Any season at Crystal Beach is an amazing time to visit and our resort village will give you the perfect experience. Whether you're here to play in white sandy beach, shop, fish, golf, relax in our lagoon pool or just get away from it all - this is where you'll want to unwind at the end of your day.

The space

Villages of Crystal Beach is an exclusive gated community only a few blocks from the beautiful blue waters and white sandy beaches of Destin. This Spacious and Modern 6 bedroom, 3 full/2 half bathroom home boasts 2700 sq. ft and offers sleeping accommodations for 16 people! Centrally located in the heart of Destin, at the popular gated community Villages of Crystal Beach, is a delightful vacation home with plenty of space for your entire family! The Villages offers one of the most amazing pools in Destin. Just behind our home, you can enjoy a guests-only Lagoon Pool with a zero-entry area, waterfalls, hot tub, tables with umbrellas, and lounge chairs. The tiki-hut adjacent to the pool offers an outdoor TV at a big bar with lots of seating where you can serve yourself. Surround sound music plays all day during the summer months! You will absolutely love this home!

The Bedrooms Setup:

1st floor

- Master Suite w/ King Bed
- Living Room w/ Sleeper Sofa

2nd floor

- Guest Room #1 w/ King Bed
- Guest Room #2 w/ King Bed

3rd floor

- Guest Room #3 w/ King Bed
- Guest Room #4 w/ King Bed
- Guest Room #5 Bunk Room - Full over Twin Bed w/ trundle

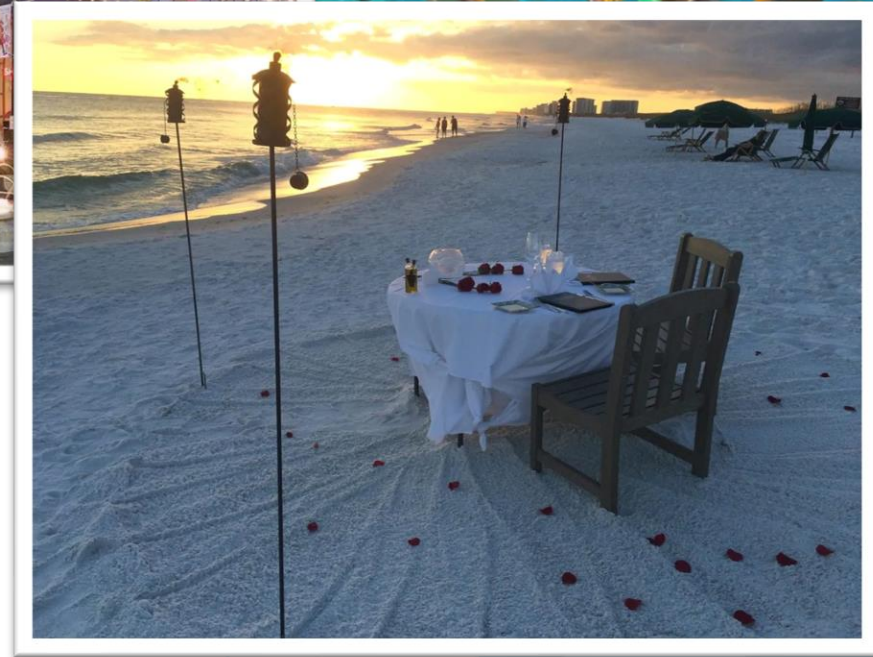
**Operating since
Dec. 2020**





Nearby Attractions - Destin, FL

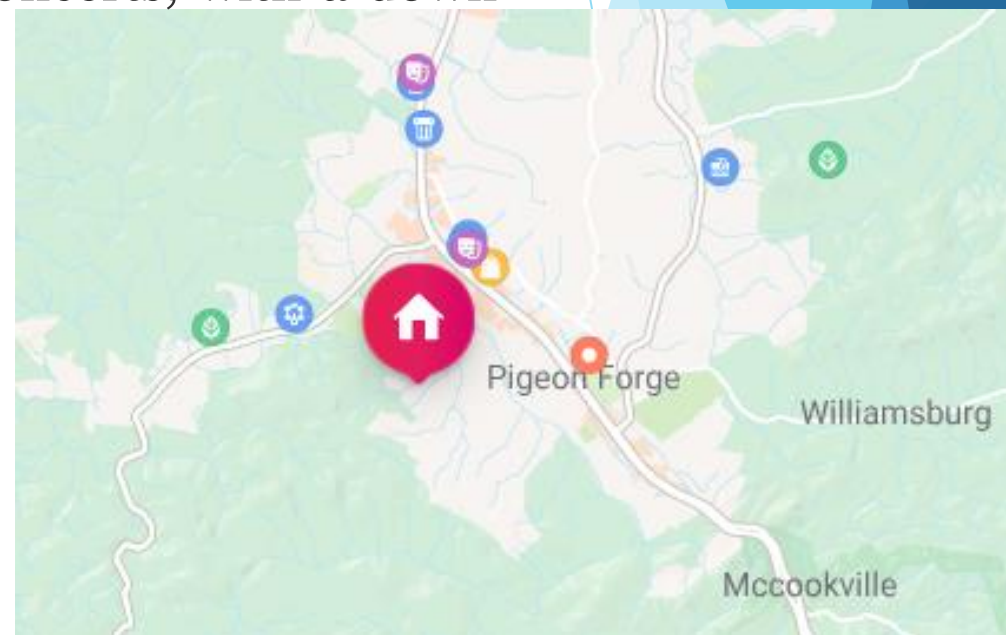
AirBnB Portfolio
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Pigeon Forge, Tennessee

Set against the misty blue backdrop of the Great Smoky Mountains National Park, Pigeon Forge, Tennessee is a gateway to 500 thousand acres of Appalachian wilderness. If hiking over 800 miles of mountain trails and camping in dense ancient forests isn't your thing, head over to Dollywood for a different sort of fun. Founded by country queen, Dolly Parton, Dollywood combines rollercoasters, waterslides, and live bluegrass and gospel concerts, with a down home country fair.

- 1.5 MI to PARKWAY
- 5 MI to DOLLYWOOD
- Close to all attractions and restaurants



AirBnB Listing: <https://www.airbnb.com/rooms/53215242>

Sleeps up to 12 guests | 4 bedrooms | 6 beds | 3.5 baths

Welcome to ABSOLUTELY SHORE LODGE, our Brand New 2600 SQFT LARGEST 4 Bedroom Osprey POOL CABIN, 1.5 miles from Pigeon Forge parkway and 5miles from Dollywood. Play all day in the attractions and then return to your quiet retreat to relax. Swim all year in your private heated indoor pool or enjoy our 7 seater Hot tub with a view on the porch. Our Amenities include flat dedicated parking for 3 cars plus, fully equipped kitchen, own barbecue grill, 3 arcades/air hockey and sleeps 12 comfortably!

The space

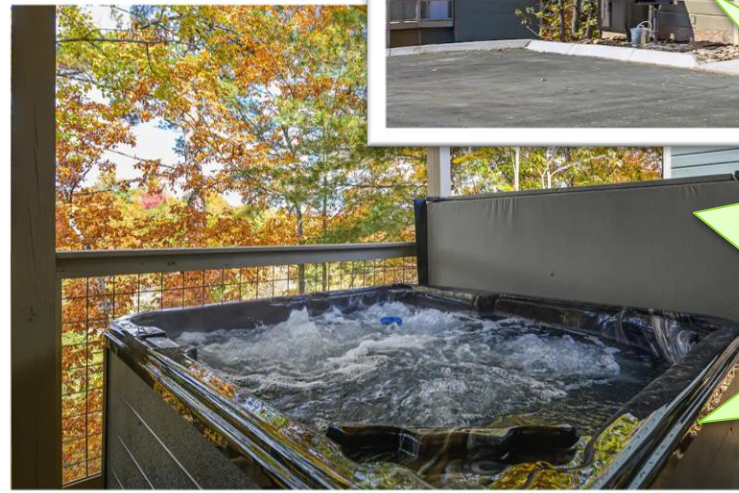
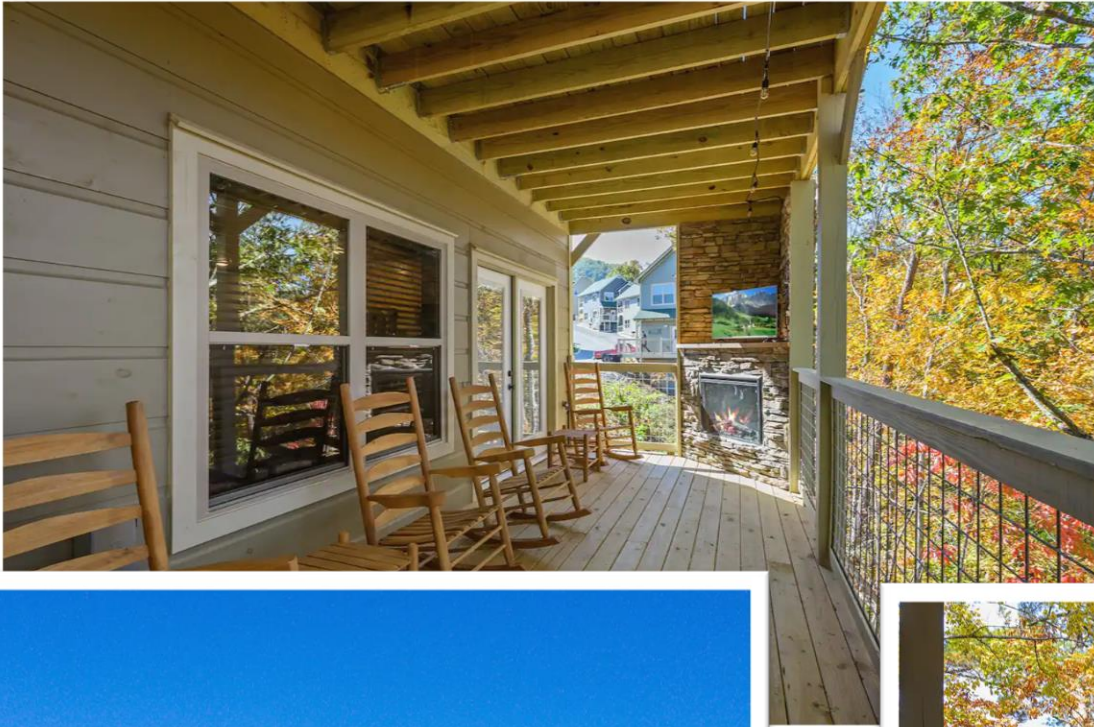
LAYOUT

*Main Level: 1 bedroom with King Bed and ensuite Full bathroom, Full kitchen w/ Dining table for 6-8 and washer and dryer room, living room with smart TV and comfortable seats

*2nd Floor: Loft with Street Fighter and NBA Jam arcade games and air hockey with sitting sofa chairs; Two King Bedrooms with shared private Full Bathroom.

*Basement: Queen over Queen Bunkbed with private bathroom, Private Indoor Pool, 7 seater Hot tub on private porch with outdoor Fireplace and Smart TV. Also has Common area with TV and Queen Sleeper Sofa and Ms PacMan arcade.

**Operating since
Nov. 2021**



**Smoky
Mountains
Pigeon Forge
location!**

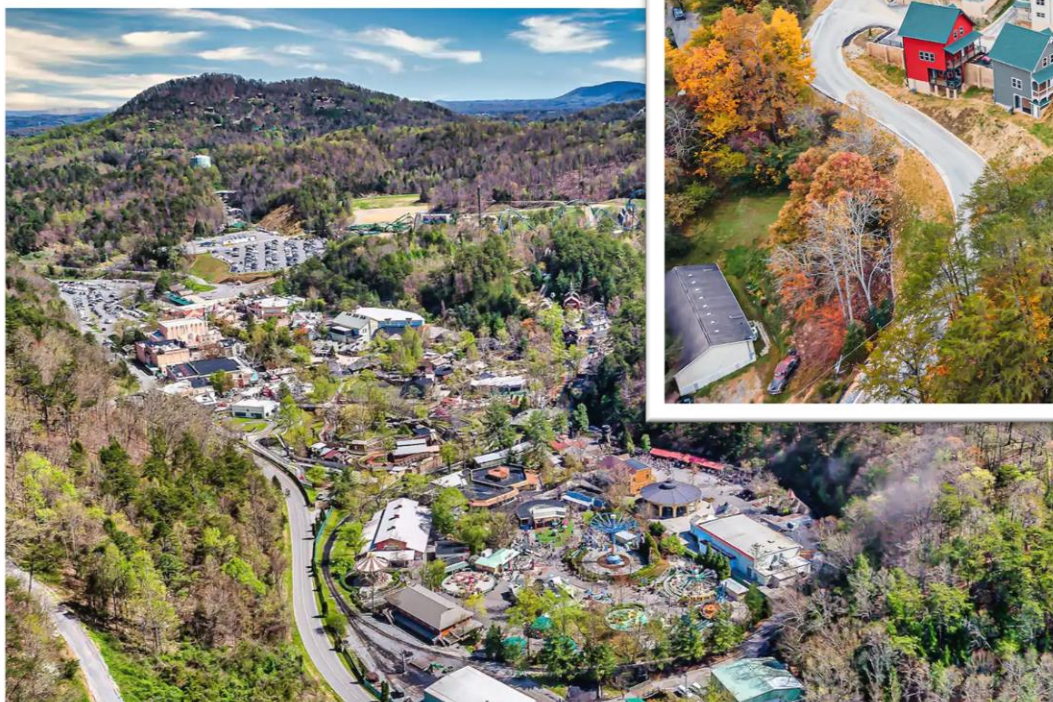
Inside Areas - Starling, TN

AirBnB Portfolio
CA / FL / TN



Nearby Attractions - Starling, TN

AirBnB Portfolio
CA / FL / TN





Breakdown

Listing View

Reservations View

Listing name	Gross amount	Net payout	Accommodation fee	Cleaning fee	Platform service fee
Starling	\$50,083.25	\$48,775.60	\$43,498.25	\$6,585.00	-\$1,307.65
Indio	\$134,657.80	\$132,444.70	\$126,957.80	\$7,700.00	-\$2,213.10
Destin	\$54,708.00	\$53,191.89	\$48,438.00	\$6,270.00	-\$1,516.11
Total	\$239,449.05	\$234,412.19	\$218,894.05	\$20,555.00	-\$5,036.86

Projected Income for 2022:
Over \$600,000

Statistics

Listing Name	Occupied Nights	Occupancy Rate	Avg. Rev per night	Distributed Revenue ⓘ
Starling	82	22.5%	\$594.83	\$48,776.00
Indio	56	15.3%	\$2,398.47	\$134,314.20
Destin	52	14.3%	\$1,037.19	\$53,933.80
Total	190	17.4%	\$1,247.49	\$237,024.00



Breakdown

Listing View

Reservations View

Listing name	Gross amount	Net payout	Accommodation fee	Cleaning fee	Platform service fee
Starling	\$26,956.00	\$26,662.18	\$25,186.00	\$1,770.00	-\$293.82
Indio	\$202,490.64	\$198,454.68	\$186,340.64	\$16,150.00	-\$4,035.96
Destin	\$162,695.35	\$159,643.13	\$145,665.35	\$17,030.00	-\$3,052.22
Total	\$392,141.99	\$384,759.99	\$357,191.99	\$34,950.00	-\$7,382.00

Statistics

Listing Name	Occupied Nights	Occupancy Rate	Avg. Rev per night	Distributed Revenue ⓘ
Starling	27	7.4%	\$987.52	\$26,663.00
Indio	103	28.2%	\$1,887.27	\$194,388.80
Destin	192	52.6%	\$832.55	\$159,848.77
Total	322	29.4%	\$1,182.92	\$380,900.57

Indio, CA

- Operating since Apr. 2021

Destin, FL

- Operating since Dec. 2020

Starling, TN

- Operating since Nov. 15, 2021



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the business.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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