Comprehensive Insights into Rental Market Trends

By Momentum Rentals

This report presents data collected by Momentum Rentals during our inaugural season as leaders in the rental market in Loreto Bay. We extend our heartfelt thanks for your unwavering support and for visiting our office regularly.

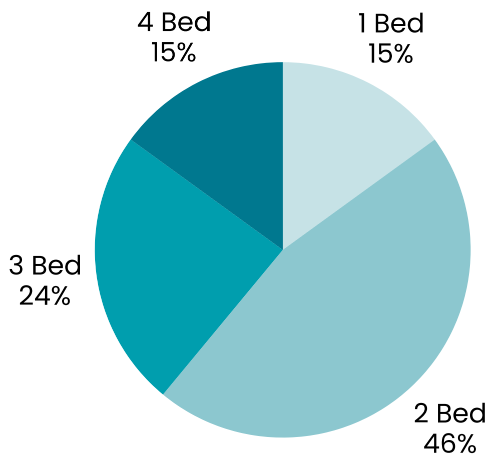
As we prepare for the upcoming season, we are diligently learning from our experiences during this nearly completed season. We acknowledge our mistakes and are committed to improving every aspect of our service for both our guests and valued homeowners. Our focus remains on delivering a superior experience, and we are excited to apply these insights as we strive for excellence in the seasons ahead.

Thank you for being an essential part of our journey!

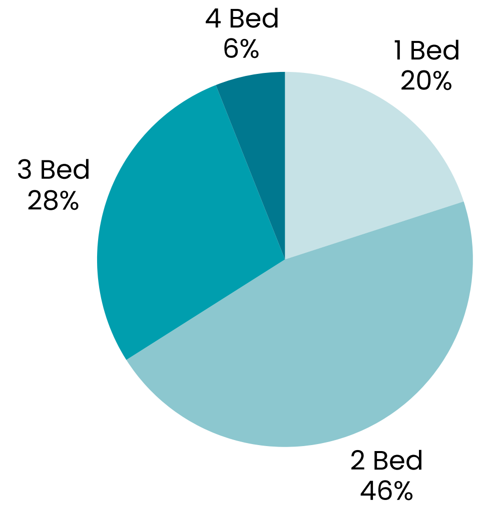
Sincerely,
The Momentum Rentals Team

September to March 2025

Most Desirable Properties



Top-Rented Properties



Demographic Distribution by Gender

Women 52%

Men 47%

Most Popular Rental Platforms

20 %

Airbnb

80%

MR Website

Most Frequently Rented Long-Term Properties

1 bedroom @	$4,150 USD per month

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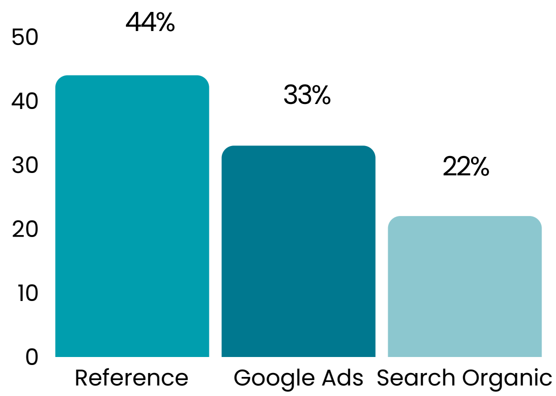
Average Monthly Rental Budget for Potential Tenants

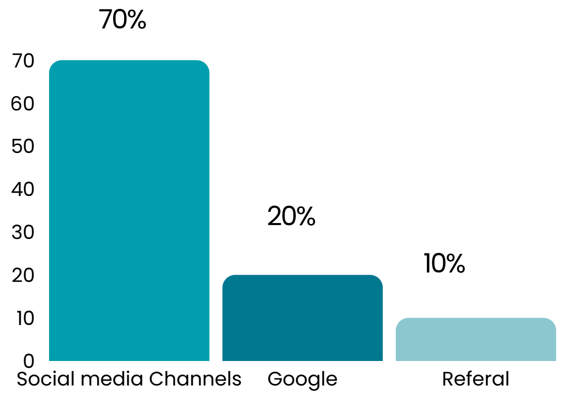
$5,200 USD

This includes a 20% tax and a cleaning fee.

Website Traffic and Visitor Statistics



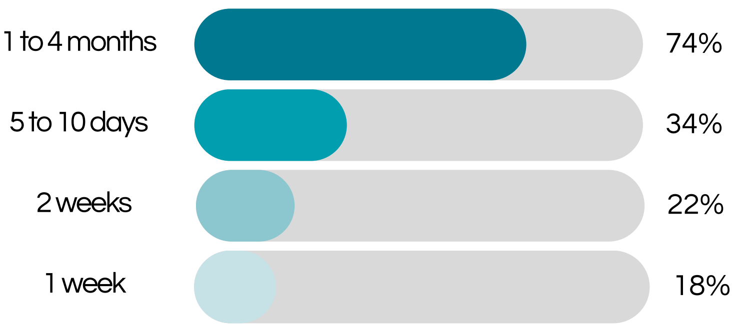
Sources of Brand Awareness



Prime Rental Months

1	October
2	November
3	December
4	January
5	February
6	March
7	April

Listings by Minimum Stay Requirement



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Estimated Monthly Property Expenses (2BED)	USD
HOA (aprox)	$300.00
Power	$60.00
Water	$25.00
Propane	$25.00
Internet	$20.00
Property Management	$80.00
	$510.00

Monthly Earnings After Taxes and Momentum Rental Fees by Property Type | USD	
1 MONTH	6 MONTHS
1 Bed	
$2,265.50	$13,593.00
2 Bed	
$2,824.10	$16,944.60
3 Bed	
$3,414.50	$20,487.00

We want to clarify that at Momentum Rentals, our goal is to provide you with useful estimates regarding potential earnings from renting your property. However, we do not want to guarantee specific amounts or exact earnings figures. The numbers we present are based on the assumption of achieving bookings for approximately 180 nights per year, assuming consistent rates and a six-month booking period within the year.

It's important to note that actual earnings can vary significantly depending on several factors, including how often your property is booked and any dates you may choose to block out, especially during peak season. Therefore, we cannot assure you that you will achieve these estimated earnings. Instead, our figures are intended to give you a general idea of what your expenses might be and the potential return on investment (ROI) you could consider.

Thank you for understanding, and we're here to support you in maximizing your rental experience!

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