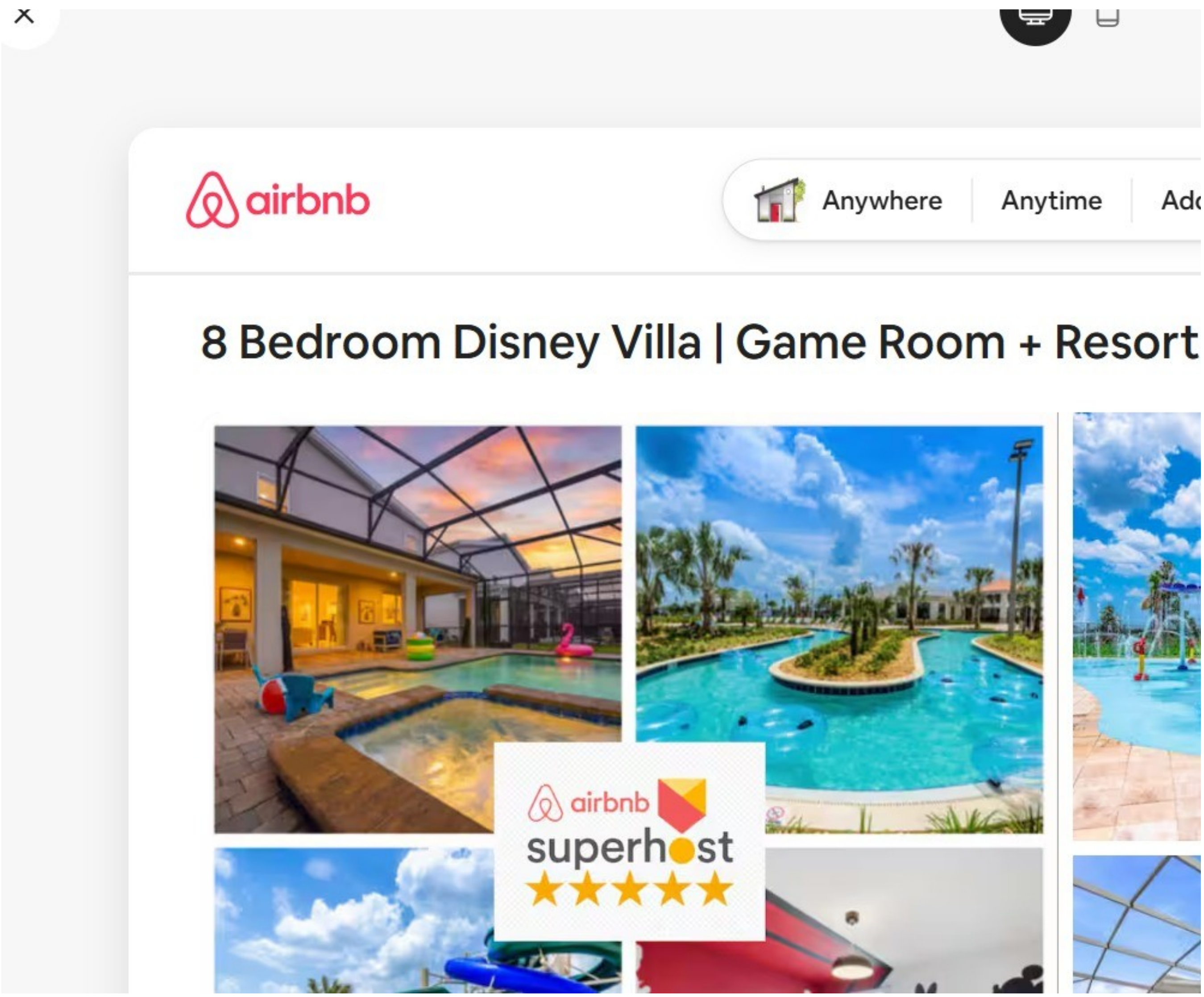
STOREY LAKE

INVESTMENT OPPORTUNITY

4576 Target Blvd, Kissimmee, Florida



ASKING PRICE	LAYOUT	HEATED AREA	PRIVATE POOL
$715,000	**8 BR / 5 BA**	**3,994 SF**	**Heated + Screened**

Fully furnished luxury vacation home with active Airbnb operations, resort access, and documented market potential.

Executive Summary

4576 Target Blvd is a fully furnished vacation home in Storey Lake Resort, one of the Orlando area's best-known short-term-rental communities. The property is being marketed as both a luxury residence and a turnkey vacation-rental opportunity.

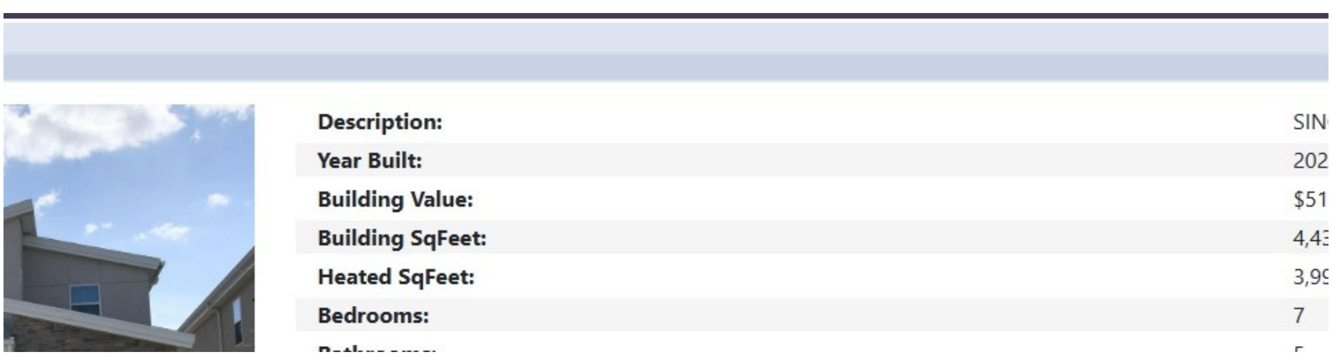
- 8-bedroom operating layout, 5 bathrooms, and 3,994 square feet of county-record heated area.
- Private screened heated pool and spa.
- Themed bedrooms, game room, multiple smart TVs, and smart-lock self check-in.
- Storey Lake resort access included through the HOA.
- Active Airbnb listing with a 5.0 rating from 3 guest reviews as of the preparation date.
- AirDNA free Rentalizer projection of approximately $108,100 annual gross revenue, 68% occupancy, and $439 ADR.
- Seller-provided sample bookings document approximately $333 weighted average room revenue per booked night.

Seller's Business Model

Investco USA acquires, improves, launches, and resells properties. The home was placed into limited Airbnb operation to generate income and demonstrate guest demand while preserving flexibility for an ownership transfer. The seller is not positioning this as a long-term hold.

Property Overview

YEAR BUILT	BATHROOMS	HEATED AREA	TOTAL BUILDING
2020	5	3,994 SF	4,430 SF



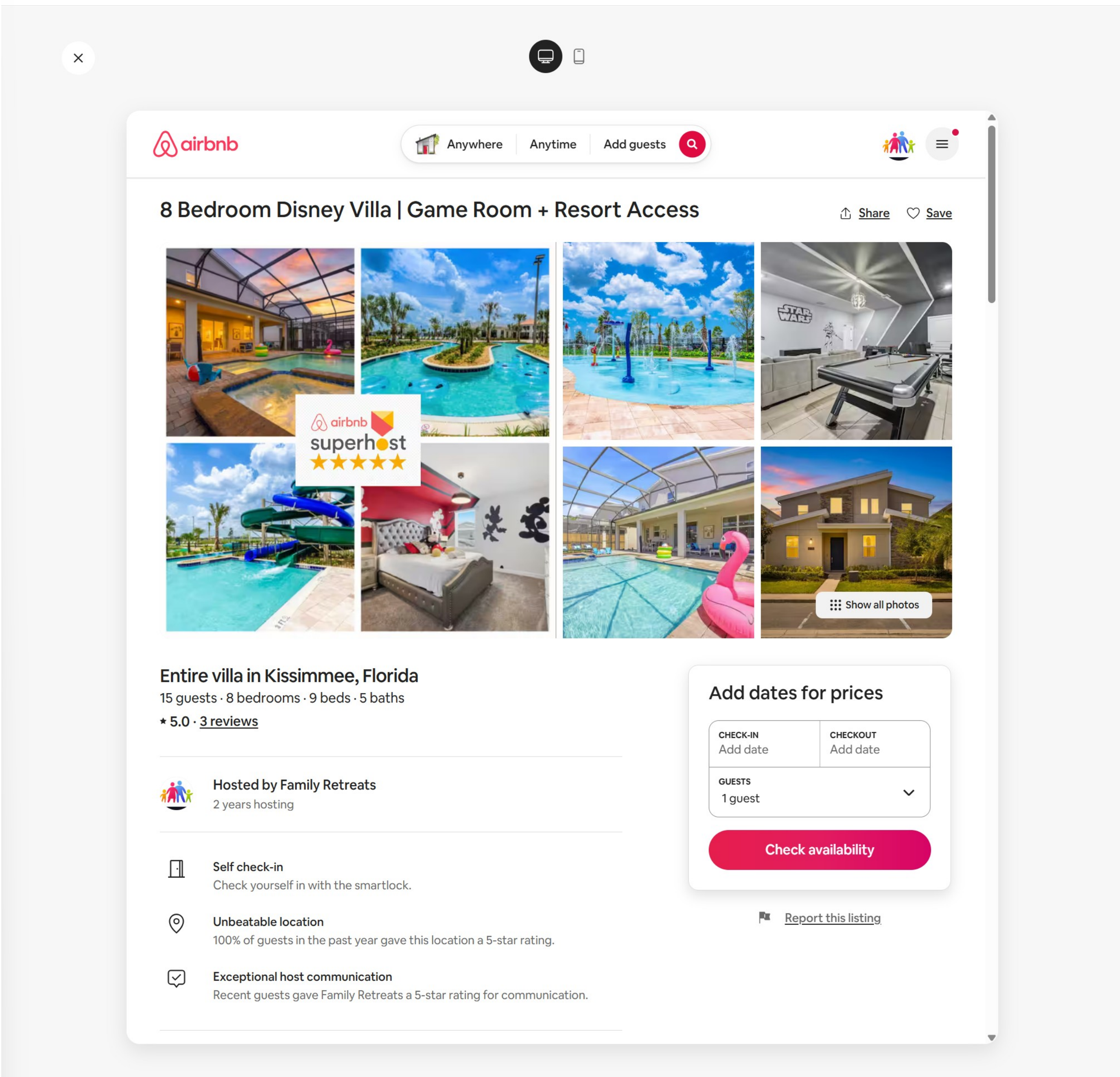
Description:	SIN
Year Built:	202
Building Value:	$51
Building SqFeet:	4,43
Heated SqFeet:	3,99
Bedrooms:	7

County records report 3,994 square feet of heated area and 4,430 square feet of total building area. The difference consists of approximately 400 square feet of finished screened porch and 36 square feet of open porch. County records show 7 bedrooms, while the property is currently operated and marketed with an 8-bedroom layout. Buyers should independently verify room count, permits, and measurements.

Included Features

- Fully furnished and positioned for immediate personal use or short-term-rental operation.
- Themed bedrooms designed for family and group travel.
- Game room.
- Multiple smart televisions.
- Smart-lock self check-in.
- Private heated pool and spa within a screened enclosure.
- Internet, cable, landscaping, and resort access included in the HOA fee.

Current Airbnb Operating Evidence



The property is actively listed on Airbnb under the title "8 Bedroom Disney Villa | Game Room + Resort Access." The listing shows 15-guest capacity, 8 bedrooms, 9 beds, 5 bathrooms, self check-in, a 5.0 rating, and 3 reviews.

Limited-Calendar Strategy

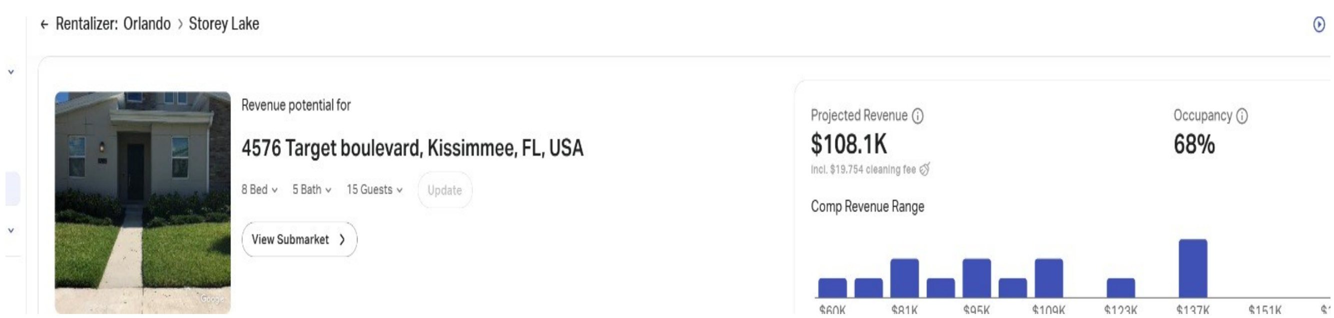
The seller intentionally opened the Airbnb calendar on a limited basis to simplify a potential sale and ownership transition. The property was not operated with the goal of maximizing full-year occupancy before sale.

Documented Sample Bookings

Sample	Nights	Room Revenue	Avg. Nightly Rate
Reservation A	2	$888	$444
Reservation B	4	$1,612	$403
Reservation C	4	$876	$219
Reservation D	2	$808	$404
Reservation E	5	$1,572	$314
Reservation F	2	$573	$286
Total / Weighted	**19**	**$6,329**	**$333**

These figures represent room revenue from the seller-provided sample reservations and exclude cleaning fees. They are not a full-year operating statement and should not be interpreted as guaranteed future performance.

Independent Market Projection



PROJECTED REVENUE	OCCUPANCY	PROJECTED ADR	COMP STRENGTH
$108,100	68%	$439	Medium

AirDNA's updated free Rentalizer report analyzes the property as an 8-bedroom, 5-bathroom home accommodating 15 guests. It uses 15 comparable properties in and around Storey Lake and reports a medium-strength comparable set.

Important

AirDNA figures are third-party estimates, not appraisals or guarantees. Actual results depend on calendar availability, pricing, management, reviews, seasonality, platform mix, operating costs, and market conditions.

Known Operating Expenses

Expense	Monthly	Annual	Notes
HOA	$575	$6,900	Includes internet/cable, landscaping, and resort access
Electricity	$600	$7,200	Approximate; varies with occupancy and pool heat
Water	$140	$1,680	Approximate
Pool service	$150	$1,800	Current monthly service
Property taxes	—	$12,000	Approximate annual amount
Misc. maintenance reserve	$200	$2,400	Planning allowance
Known recurring costs	**$2,665**	**$31,980**	**Before management, cleaning, insurance, platform fees, supplies, and other variable costs**

Variable and Operator-Dependent Costs

- Co-host/property-management fee: current arrangement is 10%, but a buyer may self-manage or select another manager.
- Cleaning: approximately $150-$250 per turnover depending on provider; some owner-operators perform cleaning and retain the guest-paid cleaning fee.
- Airbnb/platform fees: depend on the platform and fee structure in effect.
- Insurance: the seller currently does not carry property insurance. Buyers should obtain independent insurance quotations and verify insurability before purchase.
- Guest supplies, pest control, licenses, accounting, repairs, replacement reserves, and pool-heating costs may apply.

Illustrative Revenue Context

AirDNA projected gross revenue: $108,100
Less known recurring expenses: $31,980
Illustrative balance before management, cleaning, platform fees, insurance, supplies, reserves, and other variable costs: $76,120

Not NOI
The preliminary balance above is not net operating income and should not be represented as profit. It is included only to show which known costs have already been identified and which items remain buyer-specific.

Potential Revenue Optimization Opportunities

- Open a broader portion of the annual calendar after ownership transfer.
- Use dynamic pricing and revenue-management software.
- Expand beyond Airbnb to Vrbo, Booking.com, Google Vacation Rentals, and direct booking.
- Build additional guest reviews and repeat-guest demand.
- Review minimum-stay rules and gap-night pricing.
- Optimize holiday, weekend, and event pricing.
- Compare management and cleaning providers.
- Offer optional revenue items such as pool heat, early check-in, and late checkout when operationally appropriate.

Transfer of Operations
The buyer will need to create and control their own Airbnb account. Existing reservations would require careful coordination with Airbnb, the guests, and the buyer. No automatic transfer of the seller's Airbnb account is represented or guaranteed.

Location and Resort Advantages

- Storey Lake Resort location near Walt Disney World and major Orlando attractions.
- Resort amenities included through the HOA.
- Convenient access to shopping, dining, airport routes, and entertainment.
- Private-home experience combined with resort-style guest amenities.
- Large-group layout suited to family and multi-generational travel.

Why the Seller Is Selling

The seller's core strategy is acquisition, improvement, launch, and resale - not long-term vacation-rental ownership. The short ownership period is consistent with that investment model. The property was placed into limited Airbnb operation to generate income and demonstrate demand while it was prepared for sale.

Investor FAQ

Does the property have a full year of rental history?

No. The Airbnb operation was launched recently and the calendar was intentionally opened on a limited basis to preserve flexibility for a sale.

What actual nightly rate has been achieved?

The seller-provided sample reservations show a weighted average room rate of approximately $333 per booked night, with individual sample stays ranging from $219 to $444 per night.

What does AirDNA project?

The updated free Rentalizer report projects approximately $108,100 in annual gross revenue, 68% occupancy, and a $439 ADR using a medium-strength comparable set of 15 properties.

What is the current management fee?

The current co-host arrangement is 10%. A buyer may choose to self-manage or hire another manager.

How much does cleaning cost?

Current market options discussed by the seller range from approximately $150 to $250 per turnover. Some owner-operators clean themselves.

Is internet included?

Yes. Internet and cable are included in the HOA fee, according to the seller.

Is landscaping included?

Yes. Landscaping is included in the HOA fee, according to the seller.

Is resort access included?

Yes. Storey Lake resort access is included through the HOA, according to the seller.

Will the Airbnb account transfer?

The buyer must establish and control their own account. Existing reservations require case-by-case coordination and are not represented as automatically transferable.

Does the seller carry insurance?

No. The seller reports that no property insurance is currently carried. The buyer should independently verify insurability and cost before purchase.

Why do county records show 7 bedrooms?

County records show 7 bedrooms, while the property is operated and marketed with an 8-bedroom layout. Buyers should verify room count, permits, and legal use.

Are income projections guaranteed?

No. All projections are estimates, and actual results depend on management, pricing, occupancy, expenses, reviews, seasonality, platform mix, and market conditions.

Recommended Buyer Due Diligence

- Verify zoning, short-term-rental eligibility, licensing, and HOA rules.
- Verify heated square footage, total building area, bedroom count, permits, and the status of the game-room conversion.
- Obtain insurance quotes and confirm insurability.
- Review property taxes, HOA budget, assessments, and transfer requirements.
- Review the public Airbnb listing, guest reviews, calendar, and seller-provided reservation evidence.
- Prepare an independent operating budget using the buyer's preferred management and cleaning model.
- Confirm how any existing reservations may be handled at closing.

Next Steps

Review the property website, schedule a showing, submit an offer, and request supporting due-diligence documents. Serious buyers should perform independent financial, legal, insurance, tax, zoning, and property-condition review.

Disclosures and Limitations

This package is marketing material prepared from seller-provided information, screenshots, county records, and a free AirDNA Rentalizer estimate. It is not an appraisal, broker opinion of value, tax opinion, legal opinion, investment recommendation, or guarantee of revenue. All measurements, room counts, permitted uses, expenses, projections, and transfer arrangements must be independently verified by the buyer and the buyer's professional advisors.

Disclaimer

The information presented on this website and in the Investor Package is provided for informational purposes only and is believed to be accurate to the best of the seller's knowledge as of the date of publication. However, no representation or warranty, express or implied, is made regarding its accuracy, completeness, or future performance.

Any rental income estimates, market projections, occupancy figures, or financial information—including third-party reports such as AirDNA—are estimates only and should not be interpreted as guarantees of future results.

Buyers are solely responsible for conducting their own independent inspections, investigations, financial analysis, and due diligence before purchasing the property. All measurements, room counts, permits, zoning, operating expenses, HOA information, taxes, insurance, rental regulations, and other material facts should be independently verified by the buyer and the buyer's professional advisors.

The seller reserves the right to update or correct information at any time without notice.

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