

# ABC's of Vacation Rental for Buyers

Important Considerations Before You Buy and Furnish your Rental House or Condo

**A** is for Amenities

**B** is for Beds

**C** is for Cash

## What kind of properties make good vacation rentals?

1. Desirable neighborhood - Most vacationers are looking for recognizable locations like Las Palmas, Movie Colony, Deepwell, Twin Palms, La Quinta Cove, PGA West, etc. Other good neighborhoods can also rent well but rely more on the individual property being appropriate, impressive and effectively marketed. Walking distance to popular attractions or "downtown" is a huge plus.
2. Appropriate property - Houses and condos can both do well at at different price points but it's important that the property is well laid out for guests to share: Bedrooms that are as equally sized and equipped as possible do better. Multiple "masters" or bedrooms with a bathroom en suite perform best.
3. Well sited - Proximity to neighbors, view, sun exposure, location of pool and privacy are all important.



## How much rental revenue can an owner expect?

An inspection of the home by a rental agent after furnishing is necessary to determine a more precise rental rate. Getting your rental agent involved during the purchase and furnishing process can be very helpful in guiding you to maximum return.

Examples of Rental Rates (before Agency commission):

- 1 BR condos: range from \$95/night or \$1400/month to \$200/night or \$3400/month
- 2 BR condos: range from \$120/night or \$2000/month to \$250/night or \$4600/month
- 3 BR houses: range from \$265/night or \$4300/month to \$800/night or \$12,500/month
- 4 BR houses: range from \$325/night or \$5300/month to \$900/night or \$14,000/month
- For larger or luxury homes: Please contact us for rates or an analysis of a specific property.

## Must Haves

- Completely furnished, including plates, linens, pool lounges, etc.
- King bed, Queen at minimum in each bedroom (never Full/Double - 2 Twins are better)
- Flat screen TV's, one in LR with movie channels and one in each BR with basic cable. To maximize your home's potential, all bedrooms should be utilized as sleeping rooms and as equally equipped as possible. Offices and desks are not generally needed in a vacation home.
- Houses must have a pool with working heater, and a spa is highly recommended
- Enough dining chairs and pool lounge chairs to accommodate as many guests as the property sleeps
- Great pictures sell it online. More pix = more rentals. Good looking furnishings don't need to be expensive. Renters tend to avoid outdated appliances and decor, old tube TV's and smaller beds.

## Condo/Gated/HOA Community Notes

- If buying a condo or home in a gated community, check CC&R's or ask HOA about rules regarding rental and minimum night stay. Most have month-long minimum for rentals, which often limits vacation rentals to January through April. However, many owners make enough money in 3 or 4 months to meet their annual goal.
- Condo units are more desirable if the unit is ground level, near the pool, with south facing views and patios and the community is gated. Condos must also have in-unit washer/dryer. Community laundry is acceptable but not ideal.



Questions? Email [owners@oranjpalms.com](mailto:owners@oranjpalms.com) or call 760.733-8010.