



Sardinia Estates

Property Performance Simulation

San Teodoro - Via La Pira Maseda

The Property:

Type: Villetta Caposchiera, Trilocale

Sleeping capacity: 4 + 2

Benefits: Location, green areas

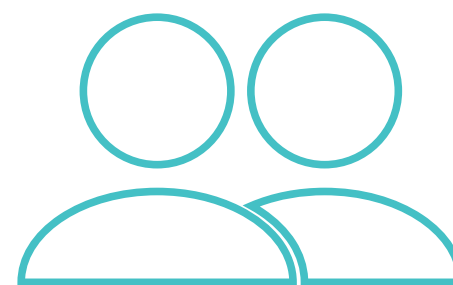
Sardinia Estates services included in the full management package



Assistance



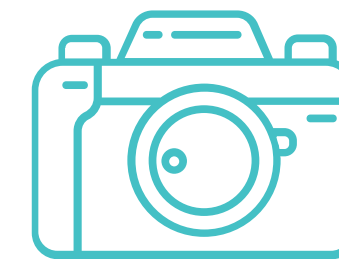
Check-in/out



Guest
management



Portal
management



Home staging



Rate
optimization



Administrative
procedures



Booking
management



Cleaning
coordination

Flexible

If for any reason you are not satisfied or simply no longer wish to use Sardinia Estates' services to rent out your property to its fullest potential, you can cancel with a short notice period.

We guarantee continuous monitoring of your property's performance. We provide property owners with regular updates and are always available for any needs. At the end of each month, you will receive a detailed and comprehensive report on the performance of your property.

Complete control

Tailored

The management of Sardinia Estates stands out for its flexibility, always adapting to the specific needs of the property owner. Whether it's the need to use the property for a specific period or to define a precise target clientele, we are able to tailor our service to best meet your requests.

Sardinia Estates

Full management at 23%

Sardinia Estates is a company operating in the short-term rental industry. Through its comprehensive 360° management, it aims to optimize all processes related to renting, unlocking the full potential of the property and ensuring higher returns for the owner, without requiring any effort on their part.

We conduct market analyses and industry studies in order to provide – in the next slide – a projection of the potential earnings derived from income generation through our services.



Revenue projection:

The following projection takes into account the profitability generated from short-term rentals.

Owner's revenue projection net of Sardinia Estates' commission, OTA platform fees, and cleaning costs.

13.500€ - 16.500€

Table with estimated monthly profitability based on the market research conducted.

Property Performance Simulation - Via La Pira Maseda											
April	MAY	EARLY JUNE	LATE JUNE	EARLY JULY	LATE JULY	1-10 AUGUST	MID-AUGUST	LATE AUGUST	EARLY SEPTEMBER	LATE SEPTEMBER	OCTOBER
15%	25%	65%	70%	80%	80%	90%	100%	90%	70%	60%	25%
630,00 €	1.550,00 €	2.437,50 €	3.202,50 €	4.224,00 €	4.380,00 €	3.420,00 €	2.800,00 €	4.725,00 €	2.730,00 €	1.845,00 €	1.356,25 €
OWNER'S TOTAL (net of Property Manager's commission, average online portal commission, and cleaning fees)								13.500€ - 16.500€			

 The orange row indicates possible indicative occupancy rates.

 The blue row indicates the total gross monthly amount.

The estimates provided in this document are to be considered **indicative and non-binding**. Therefore, no guarantee is made that the actual results will exactly match the projections. It is advisable to refer to an intermediate value between the proposed estimates, as it represents the most realistic and likely scenario.

Please note that any taxes, condominium fees, and utilities are the responsibility of the owner and are not included in the provided estimate. The evaluation was prepared assuming the property is dedicated to short-term rentals and equipped with the minimum amenities recommended by Sardinia Estates to optimize profitability and hospitality quality.



Sardinia Estates