

## \$2,000,000 Newport Beach Turnkey Short-Term Rental



**\$ 2,000,000**

**125 46th Street, Newport Beach, CA**



**Keith & Anda  
Powers**

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<https://BrokerPowers.com>



Alta Realty Group

69730 CA-111

Suite 216

Rancho Mirage, CA 92270

(714) 402-1357

- » Beds: 6 | Baths: 4 Full
- » Duplex | 2,300 ft<sup>2</sup> | Lot: 2,696 ft<sup>2</sup>
- » More Info: [NewportBeachSTR.IsNowSold.com](http://NewportBeachSTR.IsNowSold.com)

Sale Includes EVERYTHING in the Property.  
(All Furniture, Furnishings, Appliances, TVs)

### **PROFORMA KEY METRICS**

Gross Revenue: \$330,000

Occupancy: 80%

Average Daily Rate: \$1,130

### **SELF-MANAGED**

Proforma Net Income: \$295,440

Cap Rate: 14.8%

### **PROFESSIONAL MANAGEMENT**

Proforma Net Income: \$215,600

Cap Rate: 10.8%

