LEVELUP STAYS

From top-tier potential to what average management delivers.

4600 Yellowgold Rd W #105
Kissimmee, FL 34746

3 BEDROOMS · 2 BATHROOMS · RESORT POOL · KISSIMMEE, FL

SCENARIO 01
$35,900

Top-Tier Potential
5 elite listings

SCENARIO 02 · RECOMMENDED
$28,700

High-Performance Benchmark
4.8★+ rating · 74%+ occupancy

SCENARIO 03 · AVERAGE MGMT.
$20,800

Full Market Snapshot
121 comps · incl. self-managed & average PMs

Built specifically for this property from live PriceLabs RevenueEstimates (Oct. 28, 2026). Scenario 3 is what a typical operator achieves with average management. It's shown for comparison only and is not the LevelUp Stays standard. Actual results depend on pricing, property setup, availability, demand, and execution.

AS FEATURED IN

Hostaway Case Study: How LevelUp Stays Outperforms the Market by 53%

SCENARIO 01 · TOP-TIER POTENTIAL

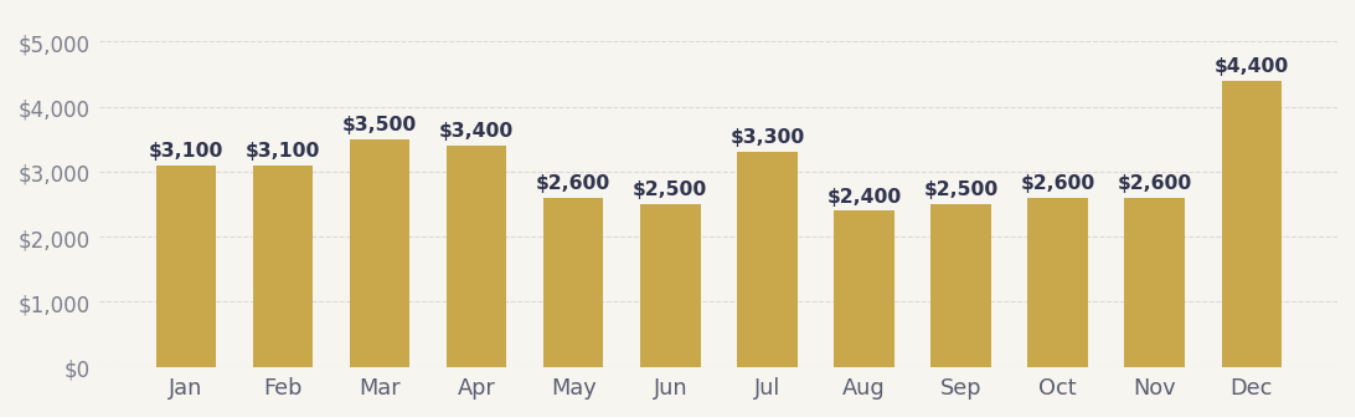
Top-Tier Potential

The PriceLabs top-tier report narrows to the 5 top-earning nearby resort-pool listings, rated 4.81–5.0★ and sleeping 6–8. The $35,900 estimate is a modeled ceiling, not a guarantee. The roadmap that follows includes owner-elected changes (sleeping 8, design revamp).

$35,900	$121	85%
ANNUAL REVENUE $2,999 / mo avg.	AVERAGE DAILY RATE	ADJUSTED OCCUPANCY

25TH–75TH PERCENTILE RANGE	FILTER CRITERIA	DATA SOURCE
$32,500 — $39,700 / yr	**5 elite listings**	**PriceLabs · Oct. 28, 2026**

MONTHLY REVENUE DISTRIBUTION · PRICELABS 50TH PERCENTILE



PRICELABS' MONTHLY 50TH-PERCENTILE VALUES, READ DIRECTLY FROM THE ATTACHED REPORT CHART LABELS. ROUNDED MONTHLY VALUES TOTAL $36,000 VS. THE REPORTED $35,900 ANNUAL ESTIMATE (ROUNDING).

The road to $35,900 is an execution plan.

The $35,900 figure is the modeled top-tier scenario, not a promise. Closing the gap from the $28,700 Recommended Target depends on owner-approved changes and operating execution.

$35,900

ESTIMATED ANNUAL GROSS REVENUE

PRICELABS REVENUEESTIMATE
KISSIMMEE, FL 34746 · OCT. 28, 2026

$2,999	$121	85%	$32.5K–$39.7K
MONTHLY AVERAGE	AVERAGE DAILY RATE	ADJUSTED OCCUPANCY	25TH–75TH PERCENTILE

The optimization roadmap

01 **Sleeps 8 guests**
Match the capacity of the area's top-earning 3-bedroom listings with an owner-approved bed configuration.

02 **Recommended premium interior design revamp**
Elevate the interior presentation to compete with the market's top-earning listings.

03 **Successful ramp-up period**
Allow time to build reviews, ranking, and booking momentum.

04 **LevelUp's full revenue management, photography, listing optimization, and guest experience layer**
Full-service execution across pricing, presentation, and guest relations.

This is a partnership roadmap: the specific moves designed to unlock the difference between Scenario 2 ($28,700) and Scenario 1 ($35,900). Capacity and design changes are owner-elected; potential results are not guaranteed.

SCENARIO 02 · RECOMMENDED TARGET

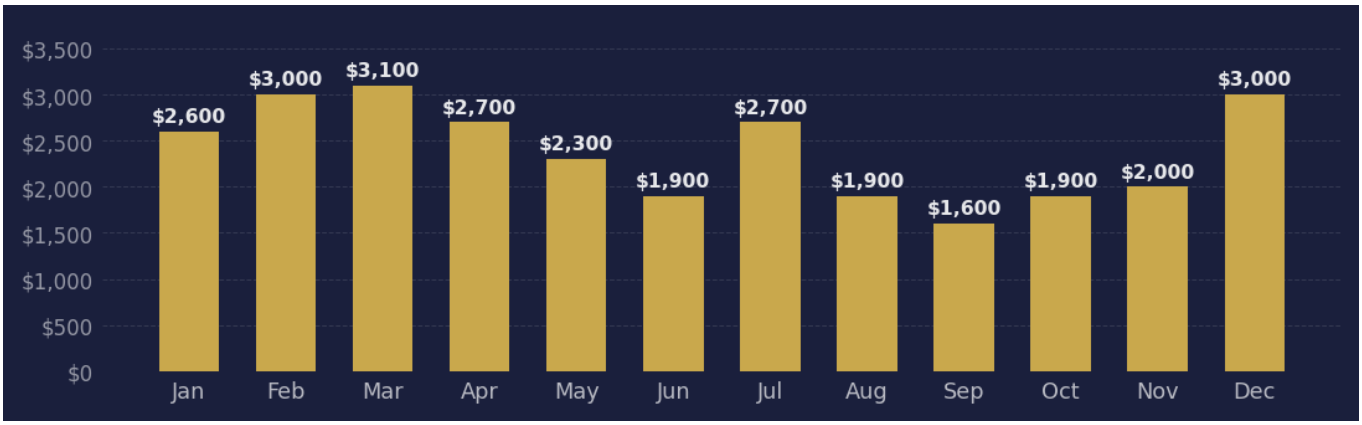
High-Performance Benchmark ✦

The PriceLabs high-performance screen is 4.8+ guest rating and 74%+ occupancy. 22 active 4.8★+ resort-pool townhomes, villas and condos near Disney met this bar. The modeled result for this address is a $28,700 annual revenue estimate. This is a benchmark to target—not a guaranteed floor or day-one promise.

$28,700	$106	79%
ANNUAL REVENUE $2,393 / mo avg.	AVERAGE DAILY RATE	ADJUSTED OCCUPANCY

25TH–75TH PERCENTILE RANGE	COMPARABLE SET	DATA SOURCE
$21,700 — $34,200 / yr	**22 · 4.8+ rating · 74%+ occ. target**	**PriceLabs · Oct. 28, 2026**

MONTHLY REVENUE DISTRIBUTION · PRICELABS 50TH PERCENTILE



PRICELABS' ROUNDED MONTHLY 50TH-PERCENTILE ESTIMATES TOTAL $28,700, MATCHING THE REPORTED $28,700 ANNUAL ESTIMATE.

WHY LEVELUP STAYS

Top-10% performance comes from a complete operating system.

The market pays for consistency: the right rate, the right presentation, and a guest experience strong enough to sustain elite reviews.

01 · DAILY

Revenue management

Dynamic pricing is fine-tuned every day—not set and forgotten—so rates adapt to demand, lead time, and market movement.

02 · SYSTEM

Elite guest experience

Ratings of 4.8+ are not luck. They come from consistent communication, quality control, and service recovery.

03 · LOCAL

Market-specific expertise

We know which Kissimmee resort amenities, design decisions, and guest-facing details help a home compete in its performance tier.

04 · COMPLETE

Full-service operations

Design, photography, listing, pricing, guest relations, and maintenance work together under one accountable team.

These projections reflect what the market pays for professional execution. The opportunity is not simply to list the home—it is to position and operate it to compete with the best.

LET'S BUILD THE PATH TOGETHER.

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Scenarios 1–2 verified vs. PriceLabs RevenueEstimate PDFs (Oct. 28, 2026); Scenario 3 (full market, 121 comps) supplied by José. Scenario 3 reflects average management, shown for comparison only. Gross estimates, not guarantees; actual results vary.