The Official Guide to Income Properties in Truckee's Luxury Communities

The 3 Things You Must Know:

1. Rental Regulations by Community
2. Carrying Cost Analysis
3. Property Management Options

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RENTAL REGULATIONS

Each community has their own set of policies and procedures for renting out your property. Here is a quick breakdown of the policies per community for short-term rentals in Truckee:

Martis Camp

Current: 30-day or longer leases only
Exception: 15 properties currently have approval to rent nightly
Future: The Master Plan includes adding more options allowing homeowners to rent their homes

Lahontan

No more than 1 short-term rental per 30 days

Schaffer's Mill

Schaffer's Mill has an on-site rental management service which allows renters to access all facilities, or outside rental services are allowed with renter restrictions; both options allow for 7-night minimum stays and 12 transactions per year

STR =

Short-Term Rental

A rental less than 30 days

Mountainside

Old Greenwood

Gray's Crossing

Northstar Village

Northstar Community

Short-term rentals are currently allowed in all of these communities without any restrictions

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OFF-SETTING CARRYING COSTS

Calculating the rental revenue in Truckee is much more involved than simply adding up the Gross Rental Revenue, it's suggested you also take these costs into consideration:

DEBT SERVICING

Any financing obtained to secure the property requiring a monthly payment.

MANAGEMENT FEE

There are several rental services that range from self-service to full-service and all of them require a fee (3% - 50%) to participate in.

INSURANCE

Your home will require various forms of insurance including fire and general liability, as well as renters insurance if you plan to rent it out.

TAX

Add in the various taxes like, property tax, the Town of Truckee's TOT and TBID Tax, and don't forget any additional luxury community taxes or fees like Mello Roos.

HOA DUES

Each community has different homeowners association dues for the wide range of amenities offered from $100/month to $2,500/month.

MEMBERSHIP DUES

All of Truckee's luxury communities have membership fees for exclusive access to golf courses, restaurants, ski lifts and more.

ADDITIONAL COSTS

Utilities, cleaning fees, snow removal, maintenance, etc.

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RENTAL INCOME CALCULATOR

Use this sheet to estimate the annual rental income you would need in order to offset the carrying costs of your home:

Estimated Average Daily Rate _____

Estimated # of Nights Rented _____

GROSS RENTAL REVENUE $ _____

DEBT SERVICING $ _____

INSURANCE $ _____

MANAGEMENT FEE $ _____

TAX $ _____

HOA DUES $ _____

MEMBERSHIP DUES $ _____

ADDITIONAL COSTS $ _____

NET RENTAL REVENUE $ _____

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PROPERTY MANAGEMENT OPTIONS

	Owner Fees			Guest Fees
	Management Fee	Subscription Fee	Credit Card Fee	Service Fee & Taxes
Self Service				
airbnb	3%	0%	0%	20% Average
Vrbo + HomeAway	5%	OR $499 Annually	3%	15% Average
Booking.com	15%	0%	3%	0%
Full Service				
evolve VACATION RENTAL	10%	0%	3%	$15/nt
vacasa	35%	0%	0%	$10/nt
tahoe MOUNTAIN LODGING	50%	0%	0%	10%

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WHERE TO GO FROM HERE...

Pick the community that best suits you and call me to schedule a tour and for more in-depth information:

Community Overviews

Martis Camp
671 total homes & homesites ($850k - $11M+)

Lahontan
500 total homes & homesites ($150k - $4M)

Schaffer's Mill
400 total homes, townhomes & homesites ($200k - $3M)

Mountainside
Northstar's ski-In/ski-out community with 5 distinct neighborhoods
Only 15 available homes, townhomes & homesites ($425k - $4.5M)

Old Greenwood
150 total homes, townhomes, villas & homesites ($100k - $2M)

Gray's Crossing
375 total homes, townhomes & homesites ($95k - $2.5M)

Northstar Village & Community
Over 800 total homes, townhomes, condos & homesites ($250k - $5M) *NEW in 2020, Village Walk Skyline -ask me for details!

Visit TahoeMountainRealtor.com to search properties by community, then reach out to schedule a private tour today

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TAHOE MOUNTAIN REALTY
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Tahoe Mountain Realty is Truckee's Leading Brokerage

#1 in Sales at Old Greenwood
#1 in Sales at Gray's Crossing
#1 Outside Brokerage at Martis Camp
#1 in Northstar Sales $1 Million+
#1 in The Village at Northstar
#1 in the Region for Sales $1 Million+

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