

FREE OWNER GUIDE · 2026

How much can your *South Florida home earn?*

For owners of 3+ bedroom pool and waterfront homes in Broward and Miami-Dade.

FLIGHTMODE
HOSPITALITY

01 · THE MARKET

Demand is real. *So is the competition.*

Public market data for the trailing 12 months (Sep 2025 – Aug 2026) shows a busy, year-round short-term rental market across our area.

$238
avg nightly rate, Fort Lauderdale

65%
median occupancy, Fort Lauderdale

4,098
active listings, Fort Lauderdale

$231
avg nightly rate, Miami

65%
median occupancy, Miami

8,001
active listings, Miami

Demand peaks in February and March and is softest in late summer. These are averages across every listing, including studios and condos. Large pool homes earn more per night, but they also need more work to stay full.

Source: Airbtics public market pages for Fort Lauderdale and Miami, retrieved Oct 16, 2026.

02 · WHAT DRIVES YOUR NUMBER

Four things decide *what your home earns.*

1. **Bedrooms.** Bigger homes host groups and families, and they command higher nightly rates.
2. **A private pool.** Market research consistently ranks pools as the most valuable amenity in South Florida.
3. **Water.** Canal, lake or bay frontage photographs well and books first.
4. **How it's run.** Pricing every night, fast replies, spotless turnovers and great photos separate a full calendar from an empty one.



03 · ESTIMATED RANGES

What a pool home *could gross in a year.*

AREA	3 BR	4 BR	5 BR	6+ BR
Fort Lauderdale area*	$84K–$114K	$109K–$147K	$129K–$175K	$163K–$221K
Miami area*	$78K–$105K	$105K–$143K	$124K–$167K	$166K–$224K

Estimates only. Annual gross rental income for a home with a private pool, not waterfront. Waterfront adds roughly 15% in our model. The math is the public market average nightly rate × our bedroom and pool assumptions × public occupancy for that bedroom count × 365, shown as a ±15% range.

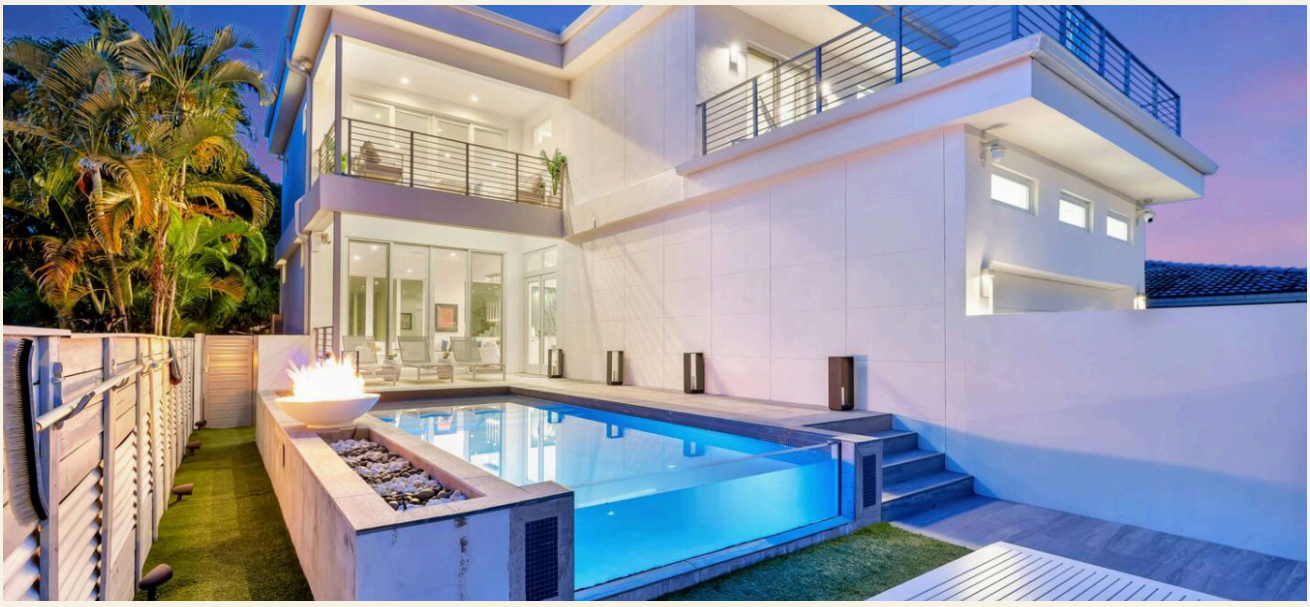
*Fort Lauderdale data is also used for Wilton Manors, Oakland Park, Hollywood and Hallandale Beach. Miami data is also used for Miami Beach, North Miami and Aventura, until city-level data is added. The bedroom and amenity multipliers are Flight Mode working assumptions, not published data.

Gross means before management fees, cleaning, taxes, utilities and upkeep.

04 · BEFORE YOU LIST

The owner checklist

- **Permits and registration.** Check your city's short-term rental rules plus Florida state and county tourist-tax registration before the first booking.
- **Insurance.** Confirm your policy covers short-term rental use.
- **HOA rules.** Some communities limit stays shorter than 30 days.
- **Pool safety.** Use alarms and fencing that meet local code, plus a regular service schedule.
- **Furnishing and photos.** Durable, beautiful and photographed by a professional.
- **Hurricane plan.** Shutters, a prep checklist and a guest communication plan.



05 · HOW WE WORK

Boutique by design.

Flight Mode manages a small portfolio of luxury pool and waterfront homes in Broward and Miami-Dade. You get a hands-on team and a direct line to the owner of the company.

5.0★
Google rating

4.88★
Airbnb Superhost

One simple fee: 20% of rental income, excluding taxes, cleaning, and channel fees.

That covers pricing, listings across channels, guest communication, cleaning coordination, inspections and monthly owner statements.



NEXT STEP

Get your home's *real number.*

A 30-minute call with our team. We'll look at your home, your calendar goals and a personal estimate. No obligation.

BOOK A CALL WITH OUR TEAM →

goflightmode.com/book-a-call

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