

399 RAINIER ROAD

Lake Arrowhead, California 92352

3 Bed · 3 Bath · 2,106 Sqft · Renovated A-Frame (1965 / 2023)

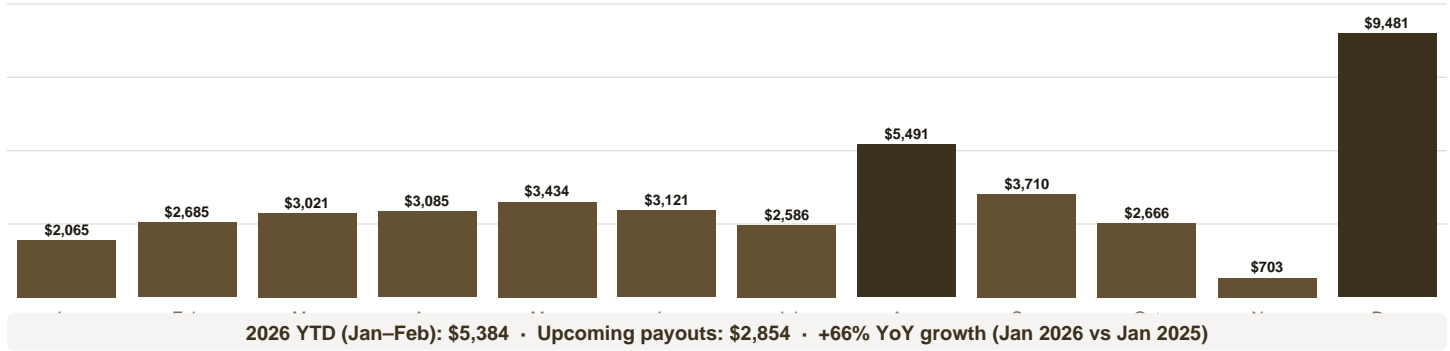
\$875,000

List Price · MLS# IG25221884

INVESTMENT SNAPSHOT

\$42,047 2025 Gross Revenue	4.9 ★ 85 Five-Star Reviews	Superhost Airbnb Certified	4.81% Gross Yield
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2025 MONTHLY REVENUE



ANNUAL EXPENSE OVERVIEW

EXPENSE	ANNUAL	MONTHLY
Property Taxes	\$7,439	\$620/mo
Insurance	~\$3,000	\$250/mo
Utilities	~\$4,800	\$400/mo
Maintenance	~\$3,600	\$300/mo
Supplies	~\$1,800	\$150/mo
Cleaning Service *	~\$14,400	\$1,200/mo
Other / Misc	~\$1,200	\$100/mo
Total Annual Operating Expenses	~\$36,240	~\$3,020/mo

* Cleaning service costs (~\$14,400/yr) are typically offset by cleaning fees collected from guests, making net operating costs substantially lower.

THE PROPERTY

- Floor-to-ceiling A-frame windows with panoramic forest views
- Fully renovated with contemporary finishes (2023)
- Two masonry fireplaces (wood + gas capable)
- Three expansive decks with string lights
- Private hot tub among the pines
- Brand new HVAC system (May 2023)
- Open-concept great room with soaring ceilings
- Modern kitchen with butcher block counters
- 90 minutes from downtown Los Angeles
- No Mello-Roos · No flood zone · STR permit compliant
- Existing Airbnb/VRBO accounts, reviews & operating systems transfer with sale

WHY THIS PROPERTY STANDS OUT

Turnkey Operating Business

Verified 5-star reviews, existing Airbnb/VRBO accounts, active STR permit, professional cleaning service, and all operating systems transfer with the sale.

Regulatory Moat

Lake Arrowhead limits short-term rental permits. This property is among ~1,250 permitted STRs—new permits are not guaranteed, protecting the value of compliant properties.

Featured by VRBO

Selected for VRBO's official Instagram campaign in December 2025, providing platform credibility and marketing reach beyond typical listings.

LOCATION & DRIVE TIMES

Downtown Los Angeles

90 min

Ontario International Airport

60 min

Big Bear Lake

45 min

San Bernardino

35 min

CONTACT & NEXT STEPS

Gary Doss

Senior Real Estate Agent | Compass
DRE# 01416748
gary.doss@compass.com

Full Investment Details + Photos:
399rainier.com

*Request income verification documents,
permit documentation, and operating history.*