



RENTAL INCOME ESTIMATE

1005 N BALDWIN ST, WOODLAND PARK, CO 80863

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$151	16	\$2,416	\$159	17	\$2,664
February	\$155	15	\$2,325	\$163	16	\$2,563
March	\$166	20	\$3,320	\$174	21	\$3,660
April	\$125	12	\$1,500	\$131	13	\$1,654
May	\$126	10	\$1,260	\$132	11	\$1,389
June	\$202	20	\$4,040	\$212	21	\$4,454
July	\$207	27	\$5,589	\$217	28	\$6,162
August	\$200	28	\$5,600	\$210	29	\$6,174
September	\$160	22	\$3,520	\$168	23	\$3,881
October	\$156	12	\$1,872	\$164	13	\$2,064
November	\$143	7	\$1,001	\$150	7	\$1,104
December	\$175	14	\$2,450	\$184	15	\$2,701
TOTALS*	\$164	203	\$34,893	\$172	213	\$38,470
EVOLVE MANAGEMENT FEE - 10%			\$3,489			\$3,847

NET RENTAL INCOME*

\$31,404

\$34,623

Unbeatable performance and unrivaled flexibility
for an industry-low management fee of 10%*.

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*Holidays and events are reviewed during Analysis. Rates reflect Standards for the selected time periods. Revenue from cleaning fees, taxes, and any other associated fees not included. Assumptions: Full Calendar Control, Rate Control, Min Stay Control. Projections are subject to change.**Rental performance projection is not a guarantee or offer of performance by Evolve. The projection is intended to show only an expected range of possible outcomes based on historical average performance of similar properties and/or market areas, is not exclusively based on actual Evolve customer accounts, and does not reflect the effect of future changes in economic and market factors. The performance of an individual property may vary. Evolve does not provide investment advice or recommendations on buying or selling property. You should consult a financial adviser and/or real estate professional to discuss your specific situation. You may incur additional costs, fees or taxes, including for providers you choose for on-site guest assistance, maintenance, and concierge.