



# RENTAL INCOME ESTIMATE

## 1019 N WARREN ST, UNIT 1, HELENA, MT 59601

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$95	12	\$1,140	\$100	13	\$1,257
February	\$96	13	\$1,248	\$101	14	\$1,376
March	\$101	16	\$1,616	\$106	17	\$1,782
April	\$104	14	\$1,456	\$109	15	\$1,605
May	\$106	15	\$1,590	\$111	16	\$1,753
June	\$145	23	\$3,335	\$152	24	\$3,677
July	\$166	25	\$4,150	\$174	26	\$4,575
August	\$143	27	\$3,861	\$150	28	\$4,257
September	\$118	22	\$2,596	\$124	23	\$2,862
October	\$113	17	\$1,921	\$119	18	\$2,118
November	\$110	12	\$1,320	\$116	13	\$1,455
December	\$111	14	\$1,554	\$117	15	\$1,713
<b>TOTALS*</b>	<b>\$117</b>	<b>210</b>	<b>\$25,787</b>	<b>\$123</b>	<b>221</b>	<b>\$28,430</b>
<b>EVOLVE MANAGEMENT FEE - 10%</b>			<b>\$2,579</b>			<b>\$2,843</b>

**NET RENTAL INCOME\***

**\$23,208**

**\$25,587**

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.