



RENTAL INCOME ESTIMATE

108 PROVINCE DR, TOWNSEND, TN

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$193	9	\$1,736	\$196	10	\$1,959
February	\$219	8	\$1,753	\$230	9	\$2,069
March	\$191	16	\$3,062	\$194	17	\$3,292
April	\$179	15	\$2,678	\$180	16	\$2,873
May	\$205	14	\$2,866	\$206	15	\$3,086
June	\$218	19	\$4,144	\$220	20	\$4,391
July	\$238	21	\$4,993	\$246	22	\$5,411
August	\$184	18	\$3,317	\$184	19	\$3,502
September	\$189	16	\$3,028	\$190	17	\$3,234
October	\$223	17	\$3,796	\$226	18	\$4,060
November	\$217	14	\$3,038	\$218	15	\$3,273
December	\$227	15	\$3,408	\$231	16	\$3,692
TOTALS:		182	\$37,819		194	\$40,842

(Rates reflect a blended average for each time period. Applicable taxes and cleaning fees are not included.)

	AVG. PERFORMANCE	HIGH PERFORMANCE
EVOLVE MANAGEMENT FEE - 10%	\$3,782	\$4,084
NET RENTAL INCOME*	\$34,037	\$36,758

COMPARABLE PROPERTIES

PROPERTY #1

PROPERTY #2

PROPERTY #3

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

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*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 the 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. Holidays and events are reviewed during Analysis. Rates reflect Standards for the selected time periods. Assumptions: (Full Calendar Control, Rate Control, Minimum Stay Control). 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. CAP Rates calculations use a fixed 30% expense.