



RENTAL INCOME ESTIMATE

1166 NW 58TH TERRACE, MIAMI, FL 33127

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$99	18	\$1,782	\$104	19	\$1,965
February	\$101	15	\$1,515	\$106	16	\$1,670
March	\$103	16	\$1,648	\$108	17	\$1,817
April	\$94	17	\$1,598	\$99	18	\$1,762
May	\$90	16	\$1,440	\$95	17	\$1,588
June	\$95	15	\$1,425	\$100	16	\$1,571
July	\$102	18	\$1,836	\$107	19	\$2,024
August	\$75	12	\$900	\$79	13	\$992
September	\$80	12	\$960	\$84	13	\$1,058
October	\$82	15	\$1,230	\$86	16	\$1,356
November	\$88	13	\$1,144	\$92	14	\$1,261
December	\$90	12	\$1,080	\$95	13	\$1,191
TOTALS*	\$92	179	\$16,558	\$96	188	\$18,255
EVOLVE MANAGEMENT FEE - 10%			\$1,656			\$1,826

NET RENTAL INCOME*

\$14,902

\$16,430

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.