



# RENTAL INCOME ESTIMATE

## 1196 HILLVIEW LN, FRANKLIN, TN 37064

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$276	12	\$3,312	\$290	13	\$3,651
February	\$281	10	\$2,810	\$295	11	\$3,098
March	\$279	13	\$3,627	\$293	14	\$3,999
April	\$285	15	\$4,275	\$299	16	\$4,713
May	\$299	13	\$3,887	\$314	14	\$4,285
June	\$409	15	\$6,135	\$429	16	\$6,764
July	\$502	18	\$9,036	\$527	19	\$9,962
August	\$413	10	\$4,130	\$434	11	\$4,553
September	\$421	13	\$5,473	\$442	14	\$6,034
October	\$457	14	\$6,398	\$480	15	\$7,054
November	\$501	14	\$7,014	\$526	15	\$7,733
December	\$552	18	\$9,936	\$580	19	\$10,954
<b>TOTALS*</b>	<b>\$390</b>	<b>165</b>	<b>\$66,033</b>	<b>\$409</b>	<b>173</b>	<b>\$72,801</b>
<b>EVOLVE MANAGEMENT FEE - 10%</b>			<b>\$6,603</b>			<b>\$7,280</b>

**NET RENTAL INCOME\***

**\$59,430**

**\$65,521**

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.