



RENTAL INCOME ESTIMATE

19823 GULF BLVD, INDIAN SHORES, FL

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$166	14	\$2,330	\$167	15	\$2,511
February	\$275	17	\$4,671	\$287	18	\$5,173
March	\$287	21	\$6,033	\$291	22	\$6,399
April	\$270	19	\$5,128	\$278	20	\$5,565
May	\$226	16	\$3,616	\$228	17	\$3,870
June	\$257	19	\$4,883	\$272	20	\$5,433
July	\$287	21	\$6,036	\$313	22	\$6,885
August	\$196	16	\$3,128	\$204	17	\$3,475
September	\$168	12	\$2,021	\$171	13	\$2,220
October	\$170	13	\$2,215	\$174	14	\$2,437
November	\$176	12	\$2,114	\$179	13	\$2,330
December	\$234	12	\$2,809	\$242	13	\$3,146
TOTALS:		192	\$44,984		204	\$49,443

(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%	\$4,498	\$4,944
NET RENTAL INCOME*	\$40,486	\$44,499

COMPARABLE PROPERTIES

PROPERTY #1

PROPERTY #2

PROPERTY #3

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

sales@evolve.com

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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.