



# RENTAL INCOME ESTIMATE

20864 RIVER DR, DUNNELLON, FL 34431

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$310	15	\$4,650	\$326	16	\$5,127
February	\$351	23	\$8,073	\$369	24	\$8,900
March	\$350	18	\$6,300	\$368	19	\$6,946
April	\$249	12	\$2,988	\$261	13	\$3,294
May	\$253	10	\$2,530	\$266	11	\$2,789
June	\$273	16	\$4,368	\$287	17	\$4,816
July	\$293	18	\$5,274	\$308	19	\$5,815
August	\$221	14	\$3,094	\$232	15	\$3,411
September	\$180	11	\$1,980	\$189	12	\$2,183
October	\$152	13	\$1,976	\$160	14	\$2,179
November	\$212	18	\$3,816	\$223	19	\$4,207
December	\$280	16	\$4,480	\$294	17	\$4,939
<b>TOTALS*</b>	<b>\$260</b>	<b>184</b>	<b>\$49,529</b>	<b>\$273</b>	<b>193</b>	<b>\$54,606</b>
<b>EVOLVE MANAGEMENT FEE - 10%</b>			<b>\$4,953</b>			<b>\$5,461</b>

**NET RENTAL INCOME\***

**\$44,576**

**\$49,145**

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.