



RENTAL INCOME ESTIMATE

271 SHEEP RIDGE RD, FAIRPLAY, CO

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$210	11	\$2,310	\$211	12	\$2,532
February	\$222	11	\$2,438	\$222	12	\$2,664
March	\$287	15	\$4,302	\$287	16	\$4,592
April	\$121	10	\$1,206	\$121	11	\$1,331
May	\$164	9	\$1,473	\$164	10	\$1,640
June	\$197	15	\$2,953	\$197	16	\$3,152
July	\$304	17	\$5,160	\$304	18	\$5,472
August	\$219	14	\$3,067	\$220	15	\$3,300
September	\$183	12	\$2,197	\$184	13	\$2,392
October	\$189	10	\$1,890	\$190	11	\$2,090
November	\$184	8	\$1,473	\$185	9	\$1,665
December	\$340	12	\$4,075	\$340	13	\$4,420
TOTALS:		144	\$32,544		156	\$35,250

(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%	\$3,254	\$3,525
NET RENTAL INCOME*	\$29,290	\$31,725

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.