



# RENTAL INCOME ESTIMATE

## 30 LENA CT, MORGANTON, GA 30560

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$224	10	\$2,240	\$235	11	\$2,470
February	\$225	10	\$2,250	\$236	11	\$2,481
March	\$237	16	\$3,792	\$249	17	\$4,181
April	\$245	14	\$3,430	\$257	15	\$3,782
May	\$269	10	\$2,690	\$282	11	\$2,966
June	\$275	15	\$4,125	\$289	16	\$4,548
July	\$296	20	\$5,920	\$311	21	\$6,527
August	\$251	15	\$3,765	\$264	16	\$4,151
September	\$250	10	\$2,500	\$263	11	\$2,756
October	\$293	11	\$3,223	\$308	12	\$3,553
November	\$308	16	\$4,928	\$323	17	\$5,433
December	\$343	16	\$5,488	\$360	17	\$6,051
<b>TOTALS*</b>	<b>\$268</b>	<b>163</b>	<b>\$44,351</b>	<b>\$281</b>	<b>171</b>	<b>\$48,897</b>
<b>EVOLVE MANAGEMENT FEE - 10%</b>			<b>\$4,435</b>			<b>\$4,890</b>

**NET RENTAL INCOME\***

**\$39,916**

**\$44,007**

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.