



# RENTAL INCOME ESTIMATE

## 356 WHITE ROCK TRAIL, CALDWELL, WV

| MONTH          | AVERAGE PERFORMANCE |               |                 | HIGH PERFORMANCE   |               |                 |
|----------------|---------------------|---------------|-----------------|--------------------|---------------|-----------------|
|                | AVG. NIGHTLY RATE   | NIGHTS BOOKED | TOTAL EARNINGS  | AVG. NIGHTLY RATES | NIGHTS BOOKED | TOTAL EARNINGS  |
| January        | \$357               | 6             | \$2,141         | \$359              | 7             | \$2,513         |
| February       | \$457               | 8             | \$3,652         | \$460              | 9             | \$4,140         |
| March          | \$301               | 10            | \$3,015         | \$304              | 11            | \$3,344         |
| April          | \$492               | 10            | \$4,921         | \$496              | 11            | \$5,456         |
| May            | \$587               | 14            | \$8,257         | \$591              | 15            | \$8,865         |
| June           | \$461               | 15            | \$6,913         | \$464              | 16            | \$7,424         |
| July           | \$527               | 18            | \$9,492         | \$531              | 19            | \$10,089        |
| August         | \$539               | 14            | \$7,543         | \$543              | 15            | \$8,145         |
| September      | \$437               | 12            | \$5,243         | \$440              | 13            | \$5,720         |
| October        | \$491               | 14            | \$6,874         | \$495              | 15            | \$7,425         |
| November       | \$512               | 12            | \$6,147         | \$516              | 13            | \$6,708         |
| December       | \$488               | 12            | \$5,850         | \$491              | 13            | \$6,383         |
| <b>TOTALS:</b> |                     | <b>145</b>    | <b>\$70,048</b> |                    | <b>157</b>    | <b>\$76,212</b> |

(Rates reflect a blended average for each time period. Applicable taxes and cleaning fees are not included.)

|                                    | AVG. PERFORMANCE | HIGH PERFORMANCE |
|------------------------------------|------------------|------------------|
| <b>EVOLVE MANAGEMENT FEE - 10%</b> | \$7,005          | \$7,621          |
| <b>NET RENTAL INCOME*</b>          | <b>\$63,043</b>  | <b>\$68,591</b>  |

### COMPARABLE PROPERTIES

PROPERTY #1

PROPERTY #2

PROPERTY #3

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

[sales@evolve.com](mailto: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.