



Rental income estimate

35694 Rd J.8, Mancos, CO

Month	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$199	5	\$997	\$201	6	\$1,206
February	\$227	5	\$1,133	\$229	6	\$1,374
March	\$220	8	\$1,759	\$222	9	\$1,998
April	\$188	8	\$1,507	\$190	9	\$1,710
May	\$250	8	\$2,002	\$252	9	\$2,268
June	\$307	10	\$3,069	\$310	11	\$3,410
July	\$288	14	\$4,035	\$291	15	\$4,365
August	\$266	9	\$2,390	\$268	10	\$2,680
September	\$274	9	\$2,469	\$277	10	\$2,770
October	\$234	9	\$2,102	\$236	10	\$2,360
November	\$239	6	\$1,436	\$241	7	\$1,687
December	\$245	7	\$1,718	\$248	8	\$1,984
Totals:	\$245	98	\$24,617	\$247	110	\$27,812

	AVERAGE PERFORMANCE	HIGH PERFORMANCE
Evolve management fee: 10%	\$2,462	\$2,781
Net rental income**	\$22,155	\$25,031

Comparable Properties

[Property #1](#)

[Property #2](#)

[Property #3](#)

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

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