



# RENTAL INCOME ESTIMATE

## 359 LAKE INDIAN HILLS DR, CARBONDALE, IL 62902

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$749	2	\$1,498	\$786	2	\$1,652
February	\$751	2	\$1,502	\$789	2	\$1,656
March	\$759	5	\$3,795	\$797	5	\$4,184
April	\$755	4	\$3,020	\$793	4	\$3,330
May	\$769	6	\$4,614	\$807	6	\$5,087
June	\$801	10	\$8,010	\$841	11	\$8,831
July	\$876	14	\$12,264	\$920	15	\$13,521
August	\$829	12	\$9,948	\$870	13	\$10,968
September	\$836	9	\$7,524	\$878	9	\$8,295
October	\$810	4	\$3,240	\$851	4	\$3,572
November	\$817	4	\$3,268	\$858	4	\$3,603
December	\$851	6	\$5,106	\$894	6	\$5,629
<b>TOTALS*</b>	<b>\$800</b>	<b>78</b>	<b>\$63,789</b>	<b>\$840</b>	<b>82</b>	<b>\$70,327</b>
<b>EVOLVE MANAGEMENT FEE - 10%</b>			<b>\$6,379</b>			<b>\$7,033</b>

**NET RENTAL INCOME\***

**\$57,410**

**\$63,295**

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.