



RENTAL INCOME ESTIMATE

3690 RUSSELL RD, BASEMENT UNIT, WOODBRIDGE, VA 22192

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$70	2	\$140	\$74	2	\$154
February	\$72	4	\$288	\$76	4	\$318
March	\$75	6	\$450	\$79	6	\$496
April	\$77	15	\$1,155	\$81	16	\$1,273
May	\$80	14	\$1,120	\$84	15	\$1,235
June	\$90	14	\$1,260	\$95	15	\$1,389
July	\$109	15	\$1,635	\$114	16	\$1,803
August	\$81	13	\$1,053	\$85	14	\$1,161
September	\$87	10	\$870	\$91	11	\$959
October	\$88	9	\$792	\$92	9	\$873
November	\$90	7	\$630	\$95	7	\$695
December	\$102	8	\$816	\$107	8	\$900
TOTALS*	\$85	117	\$10,209	\$89	123	\$11,255
EVOLVE MANAGEMENT FEE - 10%			\$1,021			\$1,126

NET RENTAL INCOME*

\$9,188

\$10,130

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.