Rental income estimate

Evolve

4103 S Beaver Springs Rd, Island Park, ID

Month	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	$272	9	$2,452	$273	10	$2,735
February	$322	8	$2,576	$323	9	$2,907
March	$221	9	$1,991	$222	10	$2,222
April	$162	9	$1,460	$163	10	$1,633
May	$243	17	$4,129	$267	18	$4,800
June	$399	24	$9,707	$440	25	$11,009
July	$469	25	$11,737	$564	26	$14,654
August	$454	23	$10,431	$525	24	$12,595
September	$315	21	$6,616	$335	22	$7,359
October	$290	16	$4,636	$291	17	$4,942
November	$262	7	$1,832	$263	8	$2,102
December	$379	9	$3,415	$380	10	$3,805
Totals:	**$316**	**177**	**$60,982**	**$337**	**189**	**$70,763**

	AVGERAGE PERFORMANCE	HIGH PERFORMANCE
Evolve management fee: 10%	$6,098	$7,076
Net rental income**	**$54,884**	**$63,687**

Comparable Properties

[Property #1](#)   [Property #2](#)   [Property #3](#)

Get strong performance and a suite of management services for a **fee starting as low as 10%**.

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

**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.*