



RENTAL INCOME ESTIMATE

6 EMMONS RD, UNIT 421, CRESTED BUTTE, CO 81225

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$169	18	\$3,042	\$177	19	\$3,354
February	\$191	19	\$3,629	\$201	20	\$4,001
March	\$160	25	\$4,000	\$168	26	\$4,410
April	\$125	4	\$500	\$131	4	\$551
May	\$90	4	\$360	\$95	4	\$397
June	\$147	17	\$2,499	\$154	18	\$2,755
July	\$149	19	\$2,831	\$156	20	\$3,121
August	\$140	18	\$2,520	\$147	19	\$2,778
September	\$133	11	\$1,463	\$140	12	\$1,613
October	\$94	7	\$658	\$99	7	\$725
November	\$119	6	\$714	\$125	6	\$787
December	\$170	14	\$2,380	\$179	15	\$2,624
TOTALS*	\$141	162	\$24,596	\$148	170	\$27,117
EVOLVE MANAGEMENT FEE - 10%			\$2,460			\$2,712

NET RENTAL INCOME*

\$22,136

\$24,405

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.