



6 RIDGEWOOD AVE, WATERFORD, CT 06385

SEASON	NIGHTS BOOKED	RATE	TOTAL
Spring (April 1 – May 31)	22	\$567	\$12,474
Summer (June 1 – Sept. 5)	60	\$505	\$30,300
Fall (Sept. 6 – Dec. 15)	31	\$440	\$13,640
Winter (Jan. 2 – March 31)	7	\$312	\$2,184
Holiday (Dec. 16 – Jan. 1)	3	\$468	\$1,404
TOTALS	123	\$458	\$60,002

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

PROJECTED EXPENSES

EVOLVE MANAGEMENT FEE **10%** **\$6,000**

NET RENTAL INCOME **\$54,002***

Unbeatable performance and unrivaled flexibility for an **industry-low management fee of 10%.**

ESTABLISHED EVOLVE RENTALS FOR SALE

MOVE RIGHT INTO A
THRIVING RENTAL BUSINESS



BUY MORE THAN A SECOND HOME. BUY PROVEN PERFORMANCE.

Buying a new property to build a rental business means starting from scratch: finding potential guests, booking up the calendar, setting rates effectively, and other unknowns.

What if you could skip the growing pains of starting a rental business and hit the ground running instead? You can with an Evolve property.



STRESS LESS BY EARNING MORE

You're getting more for your money with an established rental. You're taking the easiest path to launching a rental business with the confidence that what worked in the past can work for you.

INHERIT BOOKINGS AND INCOME

Many Evolve properties have future bookings already confirmed. Evolve can even take bookings while you're under contract to help guarantee income on day one (with cooperation of current owner).

KEEP PREVIOUSLY POSTED REVIEWS

With Evolve, you inherit all of the existing reviews for the home you purchase. Reviews are one of the most important influences on guests booking a property.

VIEW HISTORICAL PERFORMANCE AND VALUE

We believe in full transparency — so if the home's owner gives us the go-ahead, we'll provide you with the performance of the property. That way, you'll know the true value of your purchase.



 **CONTACT US TODAY TO GET STARTED**

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