



RENTAL INCOME ESTIMATE

616 GLENMOOR RD, CAÑON CITY, CO 81212

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$130	19	\$2,470	\$137	20	\$2,723
February	\$131	14	\$1,834	\$138	15	\$2,022
March	\$134	11	\$1,474	\$141	12	\$1,625
April	\$135	13	\$1,755	\$142	14	\$1,935
May	\$164	24	\$3,936	\$172	25	\$4,339
June	\$180	23	\$4,140	\$189	24	\$4,564
July	\$175	29	\$5,075	\$184	30	\$5,595
August	\$143	17	\$2,431	\$150	18	\$2,680
September	\$163	18	\$2,934	\$171	19	\$3,235
October	\$128	12	\$1,536	\$134	13	\$1,693
November	\$129	10	\$1,290	\$135	11	\$1,422
December	\$193	13	\$2,509	\$203	14	\$2,766
TOTALS*	\$150	203	\$31,384	\$158	213	\$34,601
EVOLVE MANAGEMENT FEE - 10%			\$3,138			\$3,460

NET RENTAL INCOME*

\$28,246

\$31,141

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.