



RENTAL INCOME ESTIMATE

9287 BLUEBIRD CT, TOBYHANNA, PA 18466

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$199	11	\$2,189	\$209	12	\$2,413
February	\$215	12	\$2,580	\$226	13	\$2,844
March	\$245	8	\$1,960	\$257	8	\$2,161
April	\$237	9	\$2,133	\$249	9	\$2,352
May	\$251	7	\$1,757	\$264	7	\$1,937
June	\$259	10	\$2,590	\$272	11	\$2,855
July	\$265	19	\$5,035	\$278	20	\$5,551
August	\$245	19	\$4,655	\$257	20	\$5,132
September	\$239	10	\$2,390	\$251	11	\$2,635
October	\$249	11	\$2,739	\$261	12	\$3,020
November	\$225	10	\$2,250	\$236	11	\$2,481
December	\$220	12	\$2,640	\$231	13	\$2,911
TOTALS*	\$237	138	\$32,918	\$249	145	\$36,292
EVOLVE MANAGEMENT FEE - 10%			\$3,292			\$3,629

NET RENTAL INCOME*

\$29,626

\$32,663

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.