



RENTAL INCOME ESTIMATE

93 SHORE RD, WATERFORD, CT 06385

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVERAGE NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
January	\$299	4	\$1,196	\$314	4	\$1,319
February	\$311	6	\$1,866	\$327	6	\$2,057
March	\$323	8	\$2,584	\$339	8	\$2,849
April	\$324	11	\$3,564	\$340	12	\$3,929
May	\$365	12	\$4,380	\$383	13	\$4,829
June	\$381	21	\$8,001	\$400	22	\$8,821
July	\$387	24	\$9,288	\$406	25	\$10,240
August	\$373	25	\$9,325	\$392	26	\$10,281
September	\$360	18	\$6,480	\$378	19	\$7,144
October	\$336	13	\$4,368	\$353	14	\$4,816
November	\$345	14	\$4,830	\$362	15	\$5,325
December	\$355	12	\$4,260	\$373	13	\$4,697
TOTALS*	\$347	168	\$60,142	\$364	176	\$66,307
EVOLVE MANAGEMENT FEE - 10%			\$6,014			\$6,631

NET RENTAL INCOME*

\$54,128

\$59,676

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.