



RENTAL INCOME ESTIMATE

970 WELCH LN, GUN BARREL CITY, TX

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$588	5	\$2,939	\$592	6	\$3,552
February	\$378	5	\$1,890	\$381	6	\$2,286
March	\$412	7	\$2,885	\$415	8	\$3,320
April	\$412	9	\$3,704	\$414	10	\$4,140
May	\$866	9	\$7,796	\$872	10	\$8,720
June	\$747	10	\$7,468	\$752	11	\$8,272
July	\$726	14	\$10,161	\$731	15	\$10,965
August	\$552	10	\$5,521	\$556	11	\$6,116
September	\$598	7	\$4,187	\$602	8	\$4,816
October	\$515	8	\$4,119	\$519	9	\$4,671
November	\$644	8	\$5,150	\$648	9	\$5,832
December	\$546	7	\$3,825	\$550	8	\$4,400
TOTALS:		99	\$59,645		111	\$67,090

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

	AVG. PERFORMANCE	HIGH PERFORMANCE
EVOLVE MANAGEMENT FEE - 10%	\$5,965	\$6,709
NET RENTAL INCOME*	\$53,681	\$60,381

COMPARABLE PROPERTIES

PROPERTY #1

PROPERTY #2

PROPERTY #3

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

sales@evolve.com

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*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 the 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. Holidays and events are reviewed during Analysis. Rates reflect Standards for the selected time periods. Assumptions: (Full Calendar Control, Rate Control, Minimum Stay Control). 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. CAP Rates calculations use a fixed 30% expense.