



# RENTAL INCOME ESTIMATE

3940 S LAKE CREEK DR, WILSON, WY

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$235	16	\$3,761	\$240	17	\$4,076
February	\$264	18	\$4,745	\$267	19	\$5,079
March	\$270	19	\$5,139	\$279	20	\$5,571
April	\$198	8	\$1,583	\$213	9	\$1,915
May	\$228	9	\$2,055	\$246	10	\$2,459
June	\$268	18	\$4,821	\$279	19	\$5,305
July	\$328	22	\$7,225	\$341	23	\$7,840
August	\$283	19	\$5,378	\$295	20	\$5,890
September	\$284	14	\$3,969	\$297	15	\$4,456
October	\$218	10	\$2,183	\$236	11	\$2,596
November	\$205	6	\$1,229	\$217	7	\$1,520
December	\$280	11	\$3,076	\$303	12	\$3,635
<b>TOTALS:</b>		<b>170</b>	<b>\$45,164</b>		<b>182</b>	<b>\$50,343</b>

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

	AVG. PERFORMANCE	HIGH PERFORMANCE
<b>EVOLVE MANAGEMENT FEE - 10%</b>	\$4,516	\$5,034
<b>NET RENTAL INCOME*</b>	<b>\$40,648</b>	<b>\$45,309</b>

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

[realestate@evolve.com](mailto:realestate@evolve.com)

[Try.evolve.com](http://Try.evolve.com)

\*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.