



# RENTAL INCOME ESTIMATE

505 CHICKASAW GAP WAY, PIGEON FORGE, TN

MONTH	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG. NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG. NIGHTLY RATES	NIGHTS BOOKED	TOTAL EARNINGS
January	\$394	11	\$4,338	\$421	12	\$5,050
February	\$429	11	\$4,720	\$465	12	\$5,577
March	\$387	18	\$6,957	\$408	19	\$7,747
April	\$351	17	\$5,974	\$363	18	\$6,540
May	\$358	14	\$5,013	\$369	15	\$5,542
June	\$422	20	\$8,439	\$444	21	\$9,324
July	\$485	21	\$10,192	\$524	22	\$11,517
August	\$417	17	\$7,095	\$449	18	\$8,091
September	\$375	15	\$5,625	\$387	16	\$6,197
October	\$372	18	\$6,699	\$379	19	\$7,200
November	\$400	15	\$5,993	\$411	16	\$6,569
December	\$501	16	\$8,019	\$532	17	\$9,047
<b>TOTALS:</b>		<b>193</b>	<b>\$79,064</b>		<b>205</b>	<b>\$88,401</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>	\$7,906	\$8,840
<b>NET RENTAL INCOME*</b>	<b>\$71,158</b>	<b>\$79,561</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.