

	Rent Low	Rent High	Average		2023 Occupancy %		2024 Occ YTD %		2025 Potential	
On the Rocks	\$130	\$178	\$154		36.44	\$20,483	35.04	\$19,696	56.44	\$31,725
Cedar Ridge	\$140	\$178	\$159		46.3	\$26,870	36.67	\$21,281	66.3	\$38,477
Cliffside	\$140	\$178	\$159		36.16	\$20,985	27.83	\$16,151	56.16	\$32,592
Valley View	\$160	\$198	\$179		50.68	\$33,112	42.9	\$28,029	70.68	\$46,179
Hideaway	\$128	\$158	\$143		31.78	\$16,588	11.01	\$5,747	51.78	\$27,027
Sunset	\$130	\$168	\$149		30.68	\$16,685	14.75	\$8,022	50.68	\$27,562
Redbud - Potential	\$120	\$150	\$135		0	\$0	0	\$0	55.55	\$27,372
				Average %	38.67		28.03		58.23	
Total per night	\$948	\$1,208	\$1,078							
365 days	\$346,020	\$440,920	\$393,470							
Gross Potential based on occupancy Rate	\$276,816	\$352,736	\$314,776		Year Gross	\$134,723	Year Gross	\$98,926	Year Gross	\$230,935
Expenses	\$62,323	\$62,323	\$62,323							
NOI	\$214,493	\$290,413	\$252,453							
Sale Price	\$1,600,000	\$1,600,000	\$1,600,000		Green Fields Editable					
Occupancy Rate 80%										
Cap Rate	13.41%	18.15%	15.78%		Redbud Cabin has never been rented and is currently being remodeled. Owners have intentional kept the occupancy at 30-40%. It's all they can handle. The potential is there if someone were to unrestrict the occupancy along with allowing pets & Children.					
Canoe	100 per day									
Kayak	75 per day									