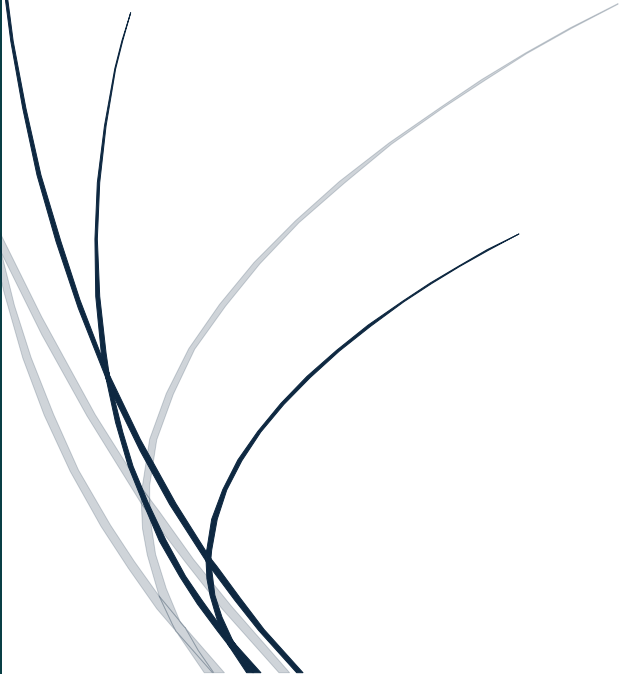




1/12/2025

Vacation Rental Details

827 Philadelphia Ave
Chambersburg, PA



Performance

Payouts

Year

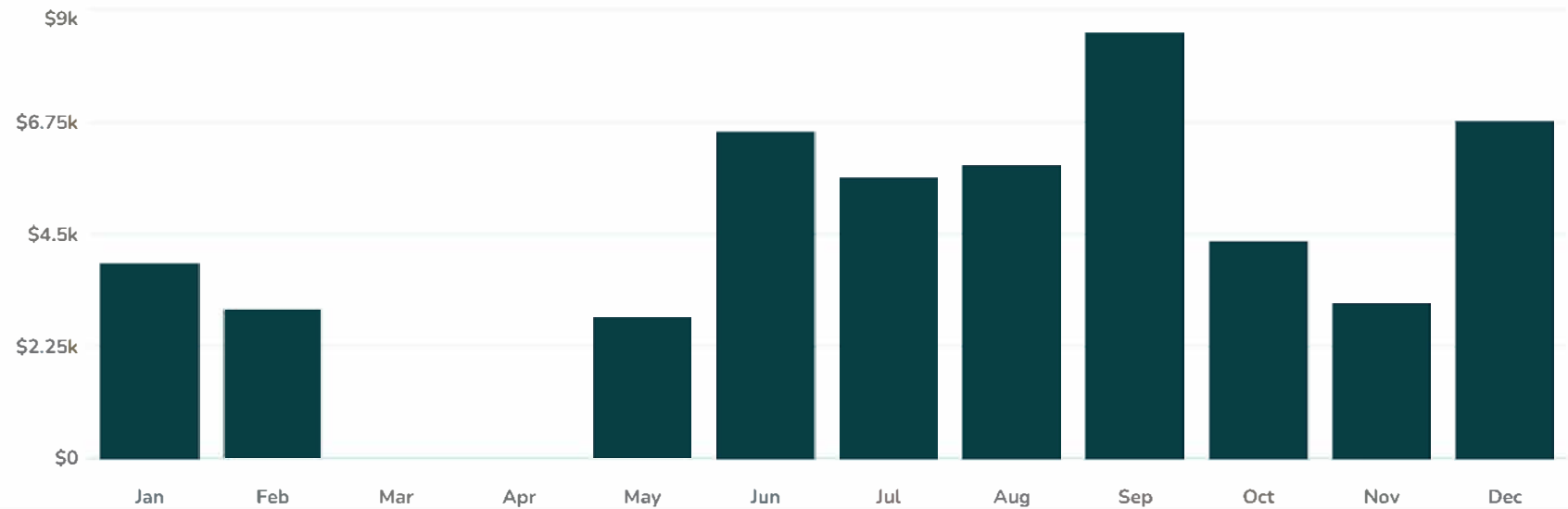
2024

2024 COMPLETED
PAYOUTS

\$50,533.75

2024 PENDING
PAYOUTS

\$0.00



Bookings

Calendar

Booking report

FILTER BY

Booking status (1) v

Check-in date (1) v

Download report v

Showing 7 bookings for:

Status: Booked x

Check-in: Jan 1, 2025 - Jan 31, 2026 x

Clear all filters

Guest name	Status	Booking ID	Check-in ↓↑	Check-out	Nights	Total Payout	Adults	Children	Infants	Pets	Listings
	BOOKED	14066242	Sep 17, 2025	Sep 21, 2025	4	\$ 2,316.92	6	2	0	No	Oakl
	BOOKED	14079432	Aug 14, 2025	Aug 17, 2025	3	\$ 2,008.77	8	7	0	Yes	Oakl
	BOOKED	14052871	Aug 2, 2025	Aug 9, 2025	7	\$ 3,740.80	8	0	0	No	Oakl
	BOOKED	14070537	Jul 24, 2025	Jul 31, 2025	7	\$ 3,834.90	9	2	0	Yes	Oakl
	BOOKED	13603576	Apr 3, 2025	Apr 6, 2025	3	\$ 1,691.62	13			No	Oakl
	BOOKED	14046533	Feb 7, 2025	Feb 10, 2025	3	\$ 1,612.44	8	0	0	Yes	Oakl
	BOOKED	13953579	Jan 17, 2025	Jan 20, 2025	3	\$ 1,643.87	1	8	0	Yes	Oakl

Total \$16,849.32



Rental income estimate

827 Philadelphia Ave, Chambersburg, PA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$268	8	\$2,141	\$276	9	\$2,484
February	\$624	10	\$6,237	\$642	11	\$7,062
March	\$346	15	\$5,183	\$356	16	\$5,696
April	\$429	12	\$5,143	\$441	13	\$5,733
May	\$677	9	\$6,093	\$697	10	\$6,970
June	\$444	15	\$6,661	\$457	16	\$7,312
July	\$759	15	\$11,381	\$781	16	\$12,496
August	\$816	15	\$12,235	\$840	16	\$13,440
September	\$808	13	\$10,507	\$832	14	\$11,648
October	\$570	10	\$5,703	\$587	11	\$6,457
November	\$459	9	\$4,128	\$472	10	\$4,720
December	\$766	13	\$9,962	\$789	14	\$11,046
Totals:	\$580	144	\$85,374	\$598	156	\$95,064

AVERAGE PERFORMANCE

HIGH PERFORMANCE

Evolve management fee: 10%

\$8,537

\$9,506

Net rental income**

\$76,837

\$85,558

Oakhill Evolve Vaction Rental Expenses 2024

Stouder PM Cleaning

1/3/2024	\$	795.00	#1001
1/20/2024	\$	355.00	#1002
2/7/2024	\$	355.00	#1003
2/25/2024	\$	770.00	#1004
5/22/2024	\$	200.00	#1005
5/22/2024	\$	380.00	#1006
6/7/2024	\$	422.50	#1007
6/17/2024	\$	355.00	#1008
6/24/2024	\$	455.00	#1009
6/24/2024	\$	380.00	#1010
7/8/2024	\$	380.00	#1011
7/29/2024	\$	380.00	#1012
7/22/2024	\$	447.50	#1013
8/10/2024	\$	200.00	#1014
8/15/2024	\$	420.00	#1015
8/19/2024	\$	487.50	#1016
8/25/2014	\$	420.00	#1017
8/28/2024	\$	414.50	#1018
9/9/2024	\$	487.50	#1019
9/9/2024	\$	420.00	#1020
9/23/2024	\$	420.00	#1021
9/23/2024	\$	395.00	#1022
10/7/2023	\$	462.50	#1023
10/7/2024	\$	395.00	#1024
11/4/2024	\$	395.00	#1025
12/2/2024	\$	395.00	#1026
12/26/2024	\$	395.00	#1027
12/29/2024	\$	462.50	#1028

\$ 11,844.50

Lawncare/Landscaping

12/10/2023	\$	739.35	Lawn mowing
1/6/2024	\$	193.56	Lawn weed and feed
1/28/2024	\$	150.00	Snow removal
3/3/2024	\$	80.00	Snow Removal
4/16/2024	\$	193.56	Lawn weed and feed
5/5/2024	\$	2,713.00	Lawncare spring Mulching
5/13/2024	\$	193.56	Lawn weed and feed
6/2/2024	\$	678.40	Lawn mowing
6/4/2024	\$	848.00	Lawn mowing
7/7/2024	\$	752.60	Lawn mowing
8/7/2024	\$	339.20	Lawn mowing
8/17/2024	\$	193.56	Lawn weed and feed
9/1/2024	\$	508.80	Lawn mowing
10/7/2024	\$	508.80	Lawn mowing
10/8/2024	\$	678.40	Lawn mowing
12/1/2024	\$	699.60	Lawn mowing, leaf removal

\$ 9,470.39

Maintenance Services

1/1/2024	\$	75.00	ATA Alarm repair
1/22/2024	\$	165.00	Plumbing heat repair
2/10/2024	\$	155.90	Plumbing Toilet repair
4/15/2024	\$	310.00	ATA Alarm Service
5/15/2024	\$	390.74	Plumbing pipe repair
7/2/2024	\$	260.51	Plumbing toilet repair
7/23/2024	\$	148.40	Piano tuning
8/1/2024	\$	116.60	Annual Pest Plan
8/15/2024	\$	200.00	No pool heat refund
8/16/2024	\$	395.27	Plumbing Pool work
8/17/2024	\$	250.00	Plumbing pool leak

\$ 2,467.42

Oakhill Evolve Vaction Rental Expenses 2024

<u>Supplies</u>			<u>Initial Set Up</u>			<u>Utilities</u>		
7/15/1931	\$	16.31	Trash bags	11/20/2023	\$	423.90	Towels	Jan \$ 651.86
5/18/1960	\$	60.00	Porch paint	11/20/2023	\$	73.11	Bathmats	Feb \$ 800.41
11/28/2023	\$	198.87	Towels, trash bags, cleaners	11/22/2023	\$	955.72	Sheets	Mar \$ 683.93
11/28/2023	\$	158.97	Bulk shampoo, cond., soap	11/27/2023	\$	80.88	Wall mount soap dispensers	Apr \$ 659.10
12/23/2023	\$	97.02	Cleaning supplies	12/1/2023	\$	20.66	Wired keyboard/mouse	May \$ 571.75
3/11/2024	\$	24.37	Hand towels	12/3/2023	\$	63.57	Pillow cases	Jun \$ 321.05
4/29/2024	\$	644.21	Pool paint	12/3/2023	\$	20.13	Black wash cloths	Jul \$ 995.70
4/29/2024	\$	142.02	Pool primer paint	12/22/2023	\$	40.27	Fish tape	Aug \$ 923.47
5/22/2024	\$	49.00	Porch plants	12/23/2023	\$	378.35	Crib, Highchair, supplies	Sep \$ 803.39
6/1/2024	\$	137.79	Pool chemicals	1/1/2024	\$	79.96	Video cloud storage	Oct \$ 796.82
6/1/2024	\$	141.47	Cleaning supplies	3/11/2024	\$	46.62	Bathmats	Nov \$ 671.65
6/19/2024	\$	275.47	Pool chemicals	5/12/2024	\$	194.01	railing supplies	Dec \$ 538.59
6/26/2024	\$	119.01	Soaps, towels	6/17/2024	\$	92.86	Wood steps	
6/26/2024	\$	61.46	Paper towels	6/27/2024	\$	189.74	Trash can	
6/26/2024	\$	10.98	Cleaners	12/3/2024	\$	34.38	Feather pillows	
7/15/2024	\$	144.04	Replacement Linens	12/4/2024	\$	84.77	Pillow protectors	
7/31/2024	\$	129.27	Cleaning supplies	12/16/2024	\$	187.56	Coffee Pots/Waffle maker	
8/7/2024	\$	72.06	Pool supplies	12/30/2024	\$	317.97	Linens	
8/18/2024	\$	45.57	Laundry soap	12/30/2024	\$	293.56	Linens	
8/29/2024	\$	396.18	Pool chemicals	5/5/2025	\$	592.57	Step railings	
9/5/2024	\$	89.97	Coffee supplies					
9/16/2024	\$	150.93	Replacement towels					
10/22/2024	\$	29.56	Paper towels					
10/22/2024	\$	40.00	Toilet paper					
11/6/2024	\$	23.31	Trash Bags					
11/6/2024	\$	52.97	Trash bags					
12/29/2024	\$	528.00	Hostess gifts by Stouder					
\$ 3,838.81								
							Total	\$ 40,209.43