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**Revenue Report for:**  
 400 Little Sycamore Lane  
 Asheville, NC 28803

	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Bookable Nights	31	28	31	30	31	30	31	31	30	31	30	31	365
Average Daily Rate (ADR)	\$ 169	\$ 163	\$ 176	\$ 179	\$ 186	\$ 197	\$ 201	\$ 195	\$ 186	\$ 204	\$ 195	\$ 196	\$ 187
Occupancy Rate	47%	42%	50%	51%	54%	59%	69%	58%	54%	72%	56%	57%	56%
Gross Booking Revenue	\$ 2,462	\$ 1,917	\$ 2,728	\$ 2,739	\$ 3,114	\$ 3,487	\$ 4,299	\$ 3,506	\$ 3,013	\$ 4,553	\$ 3,276	\$ 3,463	\$ 38,558
Booking Platform Fees	\$ 98	\$ 77	\$ 109	\$ 110	\$ 125	\$ 139	\$ 172	\$ 140	\$ 121	\$ 182	\$ 131	\$ 139	\$ 1,542
Hosting Operations Fee	\$ 520	\$ 405	\$ 576	\$ 578	\$ 658	\$ 736	\$ 908	\$ 740	\$ 636	\$ 962	\$ 692	\$ 731	\$ 8,143
<b>Operating Profit</b>	<b>\$ 1,844</b>	<b>\$ 1,435</b>	<b>\$ 2,043</b>	<b>\$ 2,051</b>	<b>\$ 2,331</b>	<b>\$ 2,611</b>	<b>\$ 3,219</b>	<b>\$ 2,625</b>	<b>\$ 2,256</b>	<b>\$ 3,409</b>	<b>\$ 2,453</b>	<b>\$ 2,593</b>	<b>\$ 28,872</b>
Mortgage Expense	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 15,348
Insurance Expense	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 1,296
Utility Payments	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 215	\$ 2,580
Your Monthly Pre-Tax Profits	\$ 242	\$ (167)	\$ 441	\$ 449	\$ 729	\$ 1,009	\$ 1,617	\$ 1,023	\$ 654	\$ 1,807	\$ 851	\$ 991	\$ 9,648
<b>Your Annual Pre-Tax Profit</b>	<b>\$ 9,648</b>												

This model is based on comps in the hyper-local market and assumes professional hosting, multi-platform marketing, and dynamic pricing to achieve the stated occupancy and ADR.

Booking Platform Fees (average) = 4.00%  
 Hosting Operations Fee = 22%  
 Mortgage Expense = \$ 1,279  
 Insurance Expense = \$ 108  
 Utility Payments = \$ 215