



# Rental income estimate

255 Sirretta St, Kernville, CA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$158	6	\$947	\$159	7	\$1,113
February	\$181	6	\$1,083	\$182	7	\$1,274
March	\$177	6	\$1,060	\$178	7	\$1,246
April	\$174	6	\$1,043	\$176	7	\$1,232
May	\$195	7	\$1,363	\$196	8	\$1,568
June	\$179	10	\$1,795	\$181	11	\$1,991
July	\$186	12	\$2,231	\$188	13	\$2,444
August	\$182	10	\$1,817	\$183	11	\$2,013
September	\$190	7	\$1,328	\$191	8	\$1,528
October	\$176	6	\$1,055	\$177	7	\$1,239
November	\$181	6	\$1,086	\$183	7	\$1,281
December	\$182	6	\$1,095	\$184	7	\$1,288
Totals:	\$180	88	\$15,903	\$182	100	\$18,217

AVERAGE PERFORMANCE

HIGH PERFORMANCE

Evolve management fee: 10%

\$1,590

\$1,822

Net rental income\*\*

\$14,313

\$16,395

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

\*\*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.