



# Rental income estimate

3935 Kentucky Dr, Los Angeles, CA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$241	15	\$3,618	\$246	16	\$3,936
February	\$118	21	\$2,486	\$120	22	\$2,640
March	\$209	23	\$4,808	\$213	24	\$5,112
April	\$214	19	\$4,059	\$217	20	\$4,340
May	\$216	20	\$4,326	\$220	21	\$4,620
June	\$230	22	\$5,055	\$234	23	\$5,382
July	\$230	21	\$4,834	\$234	22	\$5,148
August	\$235	19	\$4,467	\$239	20	\$4,780
September	\$222	16	\$3,552	\$226	17	\$3,842
October	\$223	15	\$3,344	\$227	16	\$3,632
November	\$215	18	\$3,865	\$219	19	\$4,161
December	\$255	17	\$4,341	\$260	18	\$4,680
<b>Totals:</b>	<b>\$217</b>	<b>226</b>	<b>\$48,755</b>	<b>\$221</b>	<b>238</b>	<b>\$52,273</b>

  

AVERAGE PERFORMANCE		HIGH PERFORMANCE
Evolve management fee: 10%	\$4,876	\$5,227
<b>Net rental income**</b>	<b>\$43,880</b>	<b>\$47,046</b>

## Comparable Properties

[Property #1](#)

[Property #2](#)

[Property #3](#)

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\*Rates reflect a blended average for each time period. Applicable taxes and clearing 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.