



# Rental income estimate

## 40 Pelican Point, Watsonville, CA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$259	12	\$3,114	\$260	13	\$3,386
February	\$283	9	\$2,543	\$283	10	\$2,827
March	\$249	14	\$3,479	\$288	15	\$4,326
April	\$286	12	\$3,429	\$287	13	\$3,728
May	\$316	16	\$5,057	\$317	17	\$5,390
June	\$303	22	\$6,671	\$342	23	\$7,872
July	\$393	23	\$9,050	\$394	24	\$9,468
August	\$359	20	\$7,177	\$360	21	\$7,557
September	\$263	15	\$3,947	\$264	16	\$4,226
October	\$254	13	\$3,307	\$281	14	\$3,928
November	\$375	11	\$4,125	\$378	12	\$4,541
December	\$286	12	\$3,427	\$287	13	\$3,726
<b>Totals:</b>	<b>\$302</b>	<b>179</b>	<b>\$55,326</b>	<b>\$312</b>	<b>191</b>	<b>\$60,975</b>

  

AVERAGE PERFORMANCE		HIGH PERFORMANCE
Evolve management fee: 10%	\$5,533	\$6,097
<b>Net rental income**</b>	<b>\$49,793</b>	<b>\$54,877</b>

### Comparable Properties

[Property #1](#)

[Property #2](#)

[Property #3](#)

Get strong performance and a suite of management services for a **fee starting as low as 10%**.

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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.