



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
Totals:	\$302	179	\$55,326	\$312	191	\$60,975

AVERAGE PERFORMANCE

HIGH PERFORMANCE

Evolve management fee: 10%

\$5,533

\$6,097

Net rental income**

\$49,793

\$54,877

Comparable Properties

[Property #1](#)

[Property #2](#)

[Property #3](#)

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

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