



# Rental income estimate

645 Delfino Ln, Bakersfield, CA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$113	21	\$2,375	\$115	22	\$2,530
February	\$94	20	\$1,876	\$95	21	\$1,995
March	\$118	23	\$2,715	\$120	24	\$2,880
April	\$110	28	\$3,062	\$112	28	\$3,136
May	\$149	18	\$2,678	\$151	19	\$2,869
June	\$140	22	\$3,079	\$142	23	\$3,266
July	\$135	21	\$2,835	\$137	22	\$3,014
August	\$146	19	\$2,769	\$148	20	\$2,960
September	\$117	18	\$2,102	\$119	19	\$2,261
October	\$135	17	\$2,303	\$138	18	\$2,484
November	\$114	21	\$2,392	\$116	22	\$2,552
December	\$124	21	\$2,610	\$127	22	\$2,794
Totals:	\$125	249	\$30,796	\$127	260	\$32,741

AVERAGE PERFORMANCE

HIGH PERFORMANCE

Evolve management fee: 10%

\$3,080

\$3,274

Net rental income\*\*

\$27,716

\$29,467

## 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%.

[sales@evolve.com](mailto:sales@evolve.com)

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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.