



# Rental income estimate

79280 Montego Bay Dr, Bermuda Dunes, CA

AVERAGE PERFORMANCE				HIGH PERFORMANCE		
Month	Avg nightly rate*	Nights booked	Total earnings	Avg nightly rate*	Nights booked	Total earnings
January	\$155	11	\$1,710	\$158	12	\$1,896
February	\$155	14	\$2,164	\$157	15	\$2,355
March	\$247	22	\$5,444	\$252	23	\$5,796
April	\$200	18	\$3,602	\$204	19	\$3,876
May	\$127	19	\$2,414	\$129	20	\$2,580
June	\$145	12	\$1,734	\$147	13	\$1,911
July	\$136	15	\$2,044	\$139	16	\$2,224
August	\$176	8	\$1,408	\$179	9	\$1,611
September	\$191	6	\$1,147	\$195	7	\$1,365
October	\$189	6	\$1,135	\$193	7	\$1,351
November	\$174	10	\$1,739	\$177	11	\$1,947
December	\$141	15	\$2,121	\$144	16	\$2,304
<b>Totals:</b>	<b>\$170</b>	<b>156</b>	<b>\$26,662</b>	<b>\$173</b>	<b>168</b>	<b>\$29,216</b>

  

AVERAGE PERFORMANCE		HIGH PERFORMANCE
Evolve management fee: 10%	\$2,666	\$2,922
<b>Net rental income**</b>	<b>\$23,996</b>	<b>\$26,294</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.