

Property: Wheeler House Condos [REDACTED] Date: 06/23/2017
Location: 165 Wheeler Place, Copper Mountain, CO
Description: Well Maintained 3 Bedroom Condo, Lock Off, Ski In, East Village, Common Hot Tub, Elevator, Garage.

Annual Gross Rental Revenue Estimate

Case #1 – We would estimate revenue of \$50,000 to \$55,000 per year. Please note, this is the most aggressive option maximizing revenue in every manor possible to provide the highest return.

Case #2 – While case #1 is attainable, we feel annual gross revenue in the neighborhood of \$40,000 to \$45,000 per year is a more reasonable estimate allowing us to take into account the quality of the property and your investment in it. This means being somewhat selective about rental guests and ensuring a nightly rate consistent with its quality.

Why Choose Bighorn Rentals?

- 1) **Who we are.** Bighorn Rentals is a full service property manager in Frisco, Colorado. We are a small company that focuses solely on short term vacation rentals, nothing else. With a small, consistent staff, we get to know our properties and the homeowners we manage them for. It allows us to provide a level of service that our competition just can't match. Whether it be revenue management or maintaining your property in a first class condition, our goal is to treat your property in accordance with your wishes.
- 2) **Guaranteed Revenue.** Bighorn Rentals is owned and operated by a CPA with over 20 years of experience in the property management field. We look for long lasting relationships with the homeowners on our rental program. To that end, we are happy to guarantee revenue for the first year to our homeowners to prove that we are as good as our word.
- 3) **Low Fees.** We offer a 30% management fee on reservations and a 15% management fee on "rent by owner" reservations. There are NO monthly or annual fees for marketing, linens, maintenance, etc.
- 4) **Promotional Offers.** New homeowners receive a \$750 cash credit towards upgrades with a 1 year contract. A \$2000 cash credit towards upgrades is available with a 3 year contract.

This rental estimate takes into account some assumptions about how the property will be used in terms of rate, occupancy, owner usage, etc. We would be happy to discuss it with you in greater detail as well as discuss property management in general. Please feel free to contact us anytime.

Sincerely,

John Forest
President
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