

Mountain Thunder 3 Bedroom Townhome Rental and HOA Dues Information

Mountain Thunder Townhome

Currently the HOA dues for this unit are: Operating- \$1,247.80, Reserve- \$306.61, Total- \$1,554.41 monthly HOA dues. There are no additional fees per year except the amount for the BMMA (Master Association).

In 2018 the average gross revenue between 4 different 3 bedroom townhome units at Mountain Thunder came out to \$82,250.00 for the year. This shows that all around at Mountain Thunder the rentals were good and the numbers were high. Please let me know if you would like me to look at an average gross revenue for 2017 in 3 bedroom townhomes.

Please let me know if you have any other questions or concerns. I will be more than happy to provide as much information as possible.

Rob Falcone

Property Manager – Mountain Thunder Lodge & River Mountain Lodge

Office: 970.547.5774 Cell: 970.333.8516

E: RLFalcone@vailresorts.com

Mountain Thunder Lodge

50 Mountain Thunder Drive | PO Box 8269 | BK 38 | Breckenridge, CO 80424

River Mountain Lodge

100 South Park Ave | PO Box 8329 | BK 46 | Breckenridge, CO 80424

Off Sunday & Monday

Breckenridge.com

MTL

2018 Actual YTD	60697
2018 EOY Projected Total	65000
2017	54994
2016	66599
2015	74215
2014	77410
2013	57636



REVENUE

Revenue Dates	Reservation	Grs Revenue	T/A Comm	CC Fee	Mgmt Fee	Owner Share
11/02-11/05/18	431736263316	774.00	116.10	6.97	227.82	423.11
11/09-11/10/18	433930414807	312.00	.00	2.80	108.22	200.98
11/14-11/15/18	434170624133	344.00	.00	3.10	119.32	221.58
11/16-11/16/18	434180637485	143.20	.00	1.29	49.67	92.24
11/17-11/17/18	434200658512	239.00	.00	2.15	82.90	153.95
11/21-11/22/18	433970443005	954.00	143.10	8.60	280.81	521.49
11/23-11/23/18	434260737614	275.00	.00	2.48	95.38	177.14
11/24-11/24/18	434270756631	240.00	36.00	2.16	70.64	131.20
11/26-11/26/18	434140602450	99.75	.00	.90	34.60	64.25
11/29-11/30/18	434140598697	164.61	.00	1.48	57.10	106.03
Revenue Totals:		3,545.56	295.20	31.93	1,126.46	2,091.97

EXPENSES

Description	Reference	Amount
XCEL ENERGY CO.	10/10/18-11/06/18	15.03
MTL MAINTENANCE	November Maint Expense	56.25
VENDOR CHARGE	CONSIDERIT - 7417	55.00
VENDOR CHARGE	ALADDINCLE - 2018-216	180.00
Expense Total:		306.28

PAYMENTS

Description	Reference	Posting Date	Amount
Electronic Payment	*****3895	11/25/18	(4,488.62)
Payment Total:			(4,488.62)

SUMMARY

Prior Balance:	4,488.62	UNPAID PM BALANCES SHALL ACCRUE INTEREST AT	Current :	(1,785.69)
Revenue . . . :	(2,091.97)	18% PER ANNUM - 1.5% PER MONTH. PLEASE	30 Days :	.00
Expenses . . . :	306.28	CONTACT YOUR PROPERTY MANAGER FOR YOUR	60 Days :	.00
Payments . . . :	(4,488.62)	ASSOCIATION'S COLLECTION POLICY IF APPLICABLE	90 Days :	.00
Curr Balance.:	(1,785.69)	<--ACH Deposit	120 Days:	.00
			180 Days:	.00



Remittance Advice

Breckenridge Property Management

MOUNTAIN THUNDER LDG MT M1304 (4)
NOVEMBER 11/30/18
Account #: MT-M1304-4

ACH Deposit 1,785.69

Funds will be deposited in your account
on or around the 5th.

RICH MCKAY PROPERTIES LLC
1891 CURTIS STREET
UNIT # 1512
DENVER, CO 80202

UNIT ACTIVITY YEAR-to-DATE TOTALS for Year: 2018

Mtn Thunder Lodge 1 Bedroom

MOUNTAIN THUNDER LDG

Unit: M1304-1T RICH MCKAY PROPERTIES LLC

	Gross Revenue	Deductions (T/A, Fees)	Management Fee	Owner Share	Expenses	Average Rent Rate	-Nights- Rent	Owne
DECEMBER	6,807.38	213.39	2,994.80	3,599.19	271.67	309.42	22	0
JANUARY	7,981.10	293.68	3,431.87	4,255.55	333.89	285.03	28	0
FEBRUARY	6,610.44	319.76	2,830.77	3,459.91	82.94	300.47	22	0
MARCH	10,340.36	130.44	4,594.48	5,615.44	34.91	356.56	29	0
APRIL	1,126.00	69.84	475.26	580.90	115.58	187.66	6	0
MAY	955.00	8.58	425.89	520.53	999.30	159.16	6	2
JUNE	3,039.69	138.61	1,313.37	1,587.71	327.64	168.87	18	7
JULY	4,462.89	92.23	1,966.81	2,403.85	303.21	178.51	25	0
AUGUST	2,901.54	423.95	1,114.89	1,362.70	361.40	223.19	13	4
SEPTEMBER	3,214.00	168.90	818.05	2,227.05	527.01	178.55	18	0
OCTOBER	773.00	6.97	268.11	497.92	4,986.54	154.60	5	4
NOVEMBER	3,545.56	327.13	1,126.46	2,091.97	306.28	208.56	17	0
YTD Total	51,756.96	2,193.48	21,360.76	28,202.72	8,650.37	247.64	209	17

In 2018 the average gross rental revenue for a 1 bedroom here at Mountain Thunder was \$54,000.00.
In 2017 it was \$52,000.00.
In 2016 it was \$51,000.00.

Please let me know if you need anything else.



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Thank you for reaching out to Andrea about this. I would be more than happy to help you out with this request. If the unit is a standard unit at MTL then the split would be 45/55 and if it is a premier unit then it would be a 40/60 split with the higher percentage going to the owner.

Usually I give out the average gross rental revenue for a one bedroom and in 2018 that was \$54,000.00. The average amount of monthly expenses is hard because it totally depends on the unit and the time of the year. I would say the total amount of average expenses for a 1 bedroom in 2018 came out to be \$2,520. Some items that are included in these expenses are:

- 1 deep cleaned performed by our staff
- 2 carpet cleaning per year performed by outside vendor
- any owner check out cleans throughout the year
- any furniture or appliances the owners might have purchased
- any maintenance work that was done on the unit
- any outside contractors that had to be hired for repairs.

This average expense number could be higher if the owner purchased more furniture or appliances. That is why this item is hard to put an exact figure on because it completely depends on the year and the owner.

Average monthly revenue is as follows based on a number of different units at MTL in 2018:

Jan- 7K
Feb- 9K
Mar- 8K
Apr- 2K
May- 3K
Jun- 3.5K
July- 3.5K
Aug- 4K
Sep- 3K
Oct- 2K
Nov-3K
Dec-6K

Please note that these are all averages and these figures will not exactly the same for every owner.