

1. SkyRun Rental Income Estimate:

Annual Gross Rental Income Estimate:	
	\$32,558.20
SkyRun Commission:	30.00%
Annual Income to you with SkyRun:	\$22,790.74
Annual Income with 45.00% commission property manager:	\$17,907.01

Note that this estimate is based on full-time rental availability. This means owner use only when the property is not otherwise rented, or only blocked out reservations on occasions during non-peak times. We realize of course that every owner uses their property differently. Owner usage during peak rental times, the number of nights, or block out every weekend, then your estimated should be adjusted accordingly.

Self-Management Assessment	
Annual Income to you self-managing*:	\$27,869.82
Additional income generated from 468 hours of work:	\$5,079.08
After tax value of your time spent self-managing*:	\$8.14/hr

* Hourly value of your time reflects the hourly rate you would be paying yourself if you would self-manage vs. hiring SkyRun. It is based on the [VRBO/Homeaway estimate of 9 hours/week](#) to self-manage for the average person and 3.5% average advertising spend from the same source. In addition, 2.5% credit card expenses and a 10% less rental price that owners typically settle for since they are not paying a commission and lack on-site services. It also assumes a 25% marginal tax rate on the additional income.

2. Bighorn Rental Income Estimate:

Annual Gross Rental Revenue Estimate

Case #1 – We would estimate revenue of \$40,000 to \$45,000 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 \$30,000 to \$35,000 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.
