



Vacation Rental Income Pro Forma

Prepared For: **22764 US Hwy #2621** B Flickinger
Keystone
8/15/2019

Bedrooms: 2
Baths: 2
Min. Rental 2

Keystone / Dillon / Silverthorne / Wildernest
 "Customer Service Champion" Finalist - Summit County Chamber of Commerce
 Named Premier Partner of HomeAway / VRBO
 Named 1 of Only 3 HomeAway / VRBO Elite Partners

ASSUMPTIONS

	Holiday	Winter	Early Spring	Late Spring	Early Summer	Summer	Fall	
Number of Days	12	83	60	30	30	60	90	365
Avg Monthly Rate								Average
Avg Weekly Rate	\$3,255	\$2,023	\$539	\$756	\$1,043	\$1,043	\$581	
Avg Daily Rate	\$465	\$289	\$77	\$108	\$149	\$149	\$83	
Expected Occupancy Rate	87.50%	60.10%	5.25%	35.34%	46.65%	46.65%	10.62%	42%
GROSS RENTAL REVENUE								
Projected Revenue with iTrip	\$4,883	\$14,416	\$243	\$1,145	\$2,085	\$4,171	\$793	\$27,735

Estimated Annual Gross Rental Revenue

\$23,575 Estimated Low Weak Market Conditions	\$27,735 Estimated Average Normal Market Conditions / Year 1 Approximate High	\$33,282 Estimated High Strong Market Conditions / Year 2+
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Assumptions and Unknowns

- Occupancy and rental rates are averages for the season. Actuals will vary by date.
- Does not account for owner usage
- Unit is unseen
- Assumes up-to-date average finishes
- Assumes reasonable views

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iTrip Vacations and Mountain Vista Vacation Properties cannot warrant this information to be accurate as each property is unique and the revenue for the property can be affected by the condition and amenities each property has to offer. Additionally, the above named entities cannot warrant that the property will achieve the revenue estimates in this document nor should a client rely on this information as a basis for determining to purchase a property as a variety of economic variables can influence the vacation rental market both positively and negatively. The information in this pro-forma is purely an estimate of potential revenue. The data used to derive the projected revenue are estimates based upon research, industry averages and local knowledge.