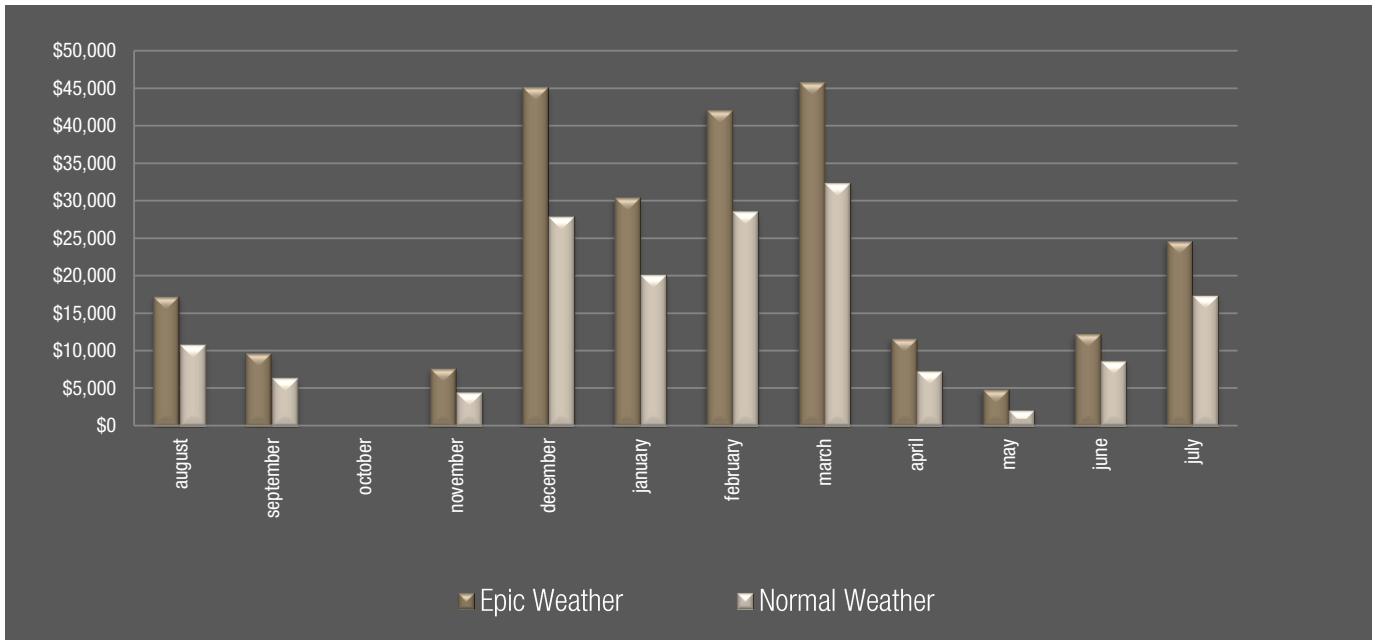


# Timber Trail 7 Bedroom Private Home

## TIMBER TRAIL

### RENTAL ANALYSIS

This property may generate approximately \$167,000 in annual gross rental revenue in a normal snow year, and up to \$204,000 with optimum conditions. It is important to consider that these numbers are averages over time. Through successful marketing campaigns, repeat visitation and referrals, occupancy should increase in subsequent years.



**Private Home | Built in 2016 | Area: Peak 8**

**5,797 Sq. Ft. | 7 Bedrooms | 6.5 Bathrooms | Capacity: 18-20**

**\$204,149 | Epic Weather**

**\$166,733 | Normal Weather**

### FOR MORE INFORMATION AND DATA COMPARISONS, PLEASE CONTACT:

Russell Whitt: [Russell@pinnaclelodging.com](mailto:Russell@pinnaclelodging.com) OR Matt Olds: [Matt@pinnaclelodging.com](mailto:Matt@pinnaclelodging.com)

*Rental revenue projections are provided for informational purposes and should not be used to make specific buying or selling decisions. Forecast assumes all properties are seasoned, have a hot tub, modern amenities, are attractive, and well maintained. Monthly revenues are based upon the target rental rate for a given time period multiplied by an established occupancy figure. Factors such as weather, snow and economic conditions may affect actual occupancy levels and/or rates.*

335 N. Main St. Breckenridge, CO 80424  
970.672.2001 | [pinnaclelodging.com](http://pinnaclelodging.com)

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## WHY US?

WE'RE KNOWN AS INNOVATORS. WE KNOW THE LUXURY RENTAL MARKET. WE KEEP OUR CLIENTS HAPPY.

We're Breck's most trusted and innovative property management company and we listen to our clients.

You want to maximize your return and peace of mind while you're away.

We understand. From the best in online marketing to the best in hands-on care, we're Pinnacle.

*"I sincerely give the highest marks to Pinnacle Lodging as property managers in every way"* -Barb Agastein

## OUR SERVICES

PINNACLE HOMECARE Peace-Of-Mind While You Are Away

PINNACLE HOMESUPPORT VRBO and Private Rental Support

PINNACLE HOMESUITE Maximized Rental ROI

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