

# TIMBERLINE ROOST LODGE

## SHORT TERM RENTAL ANALYSIS FOR REALTORS AND PROSPECTIVE BUYERS

### 2 Bedroom /2 Bathrooms

The following is an example of annual revenues figures. These numbers represent actual past averages at comparable properties and should not be construed as projections or guarantees of future rental performance. Rental revenue can be affected by the amount and timing of owners use, market conditions, snow fall and other factors beyond the control of management. In order to determine how your personal use would affect these rental numbers, please feel free to discuss this with us here at the office. Our contact number is 970-390-9664.

Unit Type	Gross Rental Annual	Management Commission 40%	Owner Net	# of Nights Rented/Year
2 Bedroom	<b>\$30,030</b>	\$12, 030	\$18,045	80

April 21 <sup>st</sup>	to September 16 <sup>th</sup>	14 Nights @ \$195=	\$ 2,730
September 17 <sup>th</sup>	to November 19 <sup>th</sup>	7 Nights @ \$150=	\$ 1,050
November 20 <sup>th</sup>	to December 13 <sup>th</sup>	7 Nights @ \$295=	\$ 2,065
December 14 <sup>th</sup>	to January 3 <sup>rd</sup>	10 Nights @ \$525=	\$ 5,250
January 4 <sup>th</sup>	to February 6 <sup>th</sup>	18 Nights @ \$295=	\$ 5,310
February 7 <sup>th</sup>	to March 31 <sup>st</sup>	33 Nights @ \$375=	\$12,375
April 1 <sup>st</sup>	to April 20 <sup>th</sup>	05 Nights @ \$225=	\$ 1,250

**TOTAL ANNUAL GROSS REVENUE: \$30,030**