



## ELKSTONE 21 MANAGEMENT

Estimated Rental Income; 3 Bedroom 3.5 Bath Unit

### Rental Rates:

Season	Dates	Rate/Night	Minimums
Early Winter	11/01-12/21	\$1,000	Three Nights
Holiday	12/22-01/05	\$2,500	Seven Nights
Winter	01/06-02/08	\$1,100	Four Nights
Spring Break	02/09-03/28	\$1,300	Five Nights
Late Winter	03/29-04/06	\$1,000	Four Nights
Early Summer	04/07-05/24	\$600	Two Nights
Summer	05/25-06/17	\$800	Two Nights
Bluegrass	06/18-06/22	\$800	Four Nights
Festival	06/23-08/27	\$800	Three Nights
Film Festival	08/28-09/01	\$800	Four Nights
Late Summer	09/02-09/10	\$800	Three Nights
Blues & Brews	09/11-09/14	\$800	Three Nights
Fall	09/15-10/31	\$600	Two Nights

### Estimated Net Rental Income:

Month	Nights	Income
January	7 Holiday, 7 Winter	\$25,200
February	5 Winter, 5 Spring Break	\$12,000
March	10 Spring Break	\$13,000
April	5 Late Winter	\$5,000
May	0 Nights	\$0
June	5 Summer	\$4,000
July	10 Festival	\$8,000
August	10 Festival	\$8,000
September	5 Festival	\$4,000
October	0 Nights	\$0
November	5 Early Winter	\$5,000
December	5 Early Winter, 7 Holiday	\$22,500
<b>GROSS INCOME</b>		<b>\$106,700</b>
Less: Management Fee @ 25%		(\$26,675)
Cleaning Services		(\$2,240)
Bed linens and towels		(\$1,000)
<b>NET INCOME TO OWNER</b>		<b>\$76,785</b>