

**Rental Analysis - Aspen Square 301**

|   |           |                  |           |                 |           |                  |           |                  |
|---|-----------|------------------|-----------|-----------------|-----------|------------------|-----------|------------------|
| Ask Price                                   | \$        | 1,700,000        | \$        | 1,700,000       | \$        | 1,700,000        | \$        | 1,700,000        |
| <b>Year</b>                                 |           | <b>2019</b>      |           | <b>2020</b>     |           | <b>2021</b>      |           | <b>2022</b>      |
| Gross Revenue                               | \$        | 66,927.65        | \$        | 31,493.73       | \$        | 65,774.81        | \$        | 39,138.70        |
| HOA Dues                                    | \$        | 19,761.00        | \$        | 19,761.00       | \$        | 19,761.00        | \$        | 19,761.00        |
| Travel Agent & CC Fees                      | \$        | 6,421.85         | \$        | 3,207.60        | \$        | 6,109.16         | \$        | 3,995.95         |
| Association Commission                      | \$        | 3,346.39         | \$        | 1,574.68        | \$        | 3,512.52         | \$        | 2,348.32         |
| Housekeeping                                | \$        | 7,226.45         | \$        | 2,755.16        | \$        | 6,321.18         | \$        | 2,876.79         |
| Repairs and Refurbishments                  | \$        | 143.65           | \$        | 611.09          | \$        | -                | \$        | -                |
| Cable                                       | \$        | 300.00           | \$        | 300.00          | \$        | 300.00           | \$        | 125.00           |
| Miscellaneous                               | \$        | 3,662.94         | \$        | -               | \$        | 160.00           | \$        | -                |
| Total Expenses                              | \$        | 40,862.28        | \$        | 28,209.53       | \$        | 36,163.86        | \$        | 29,107.06        |
| <b>Net Income</b>                           | <b>\$</b> | <b>26,065.37</b> | <b>\$</b> | <b>3,284.20</b> | <b>\$</b> | <b>29,610.95</b> | <b>\$</b> | <b>10,031.64</b> |
| <b>Estimated Return based on Gross Rev.</b> |           | <b>38.95%</b>    |           | <b>10.43%</b>   |           | <b>45.02%</b>    |           | <b>25.63%</b>    |
| <b>Estimated Return based on Ask Price</b>  |           | <b>1.53%</b>     |           | <b>0.19%</b>    |           | <b>1.74%</b>     |           | <b>0.59%</b>     |
| <b>Rental Nights</b>                        |           | <b>171</b>       |           | <b>86</b>       |           | <b>170</b>       |           | <b>69</b>        |
| <b>Owner Nights</b>                         |           | <b>16</b>        |           | <b>0</b>        |           | <b>5</b>         |           | <b>12</b>        |

Chris Klug makes no representation or warranties to the accuracy of these numbers. Buyer should conduct their own due diligence prior to purchasing property.