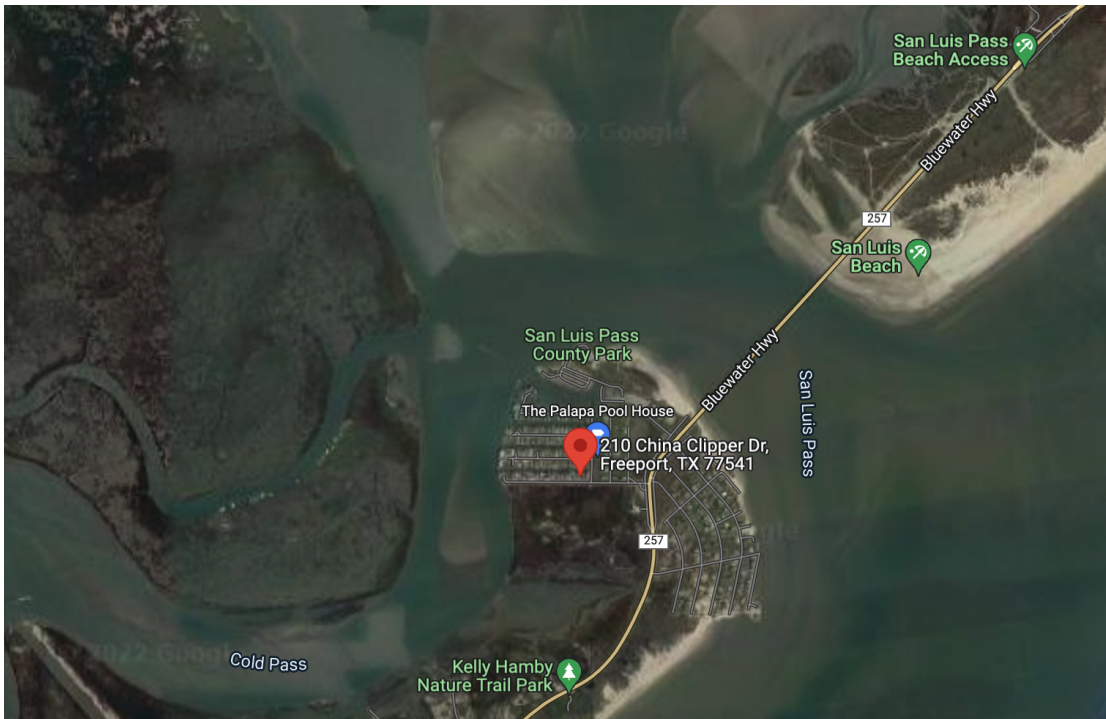




## VACATION RENTAL ANALYSIS

### 210 China Clipper, Treasure Island

3 Bedrooms | 2 Baths | Sleeps 6



## RENTAL SCHEDULE

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979 VPS calculates custom rates for each of its homes based on a special formula which builds in a variety of important factors, including:

- ★ specific home attributes and amenities
- ★ condition of home
- ★ rental data, occupancy %s and historical trending
- ★ hyperlocal comparable rental rates
- ★ area seasonality and events

Our unique pricing model serves to drive higher rates of occupancy at an optimal rate that will maximize our Owner client's rental income over an extended period. And knowing the market is ever dynamic so are 979 VPS's pricing matrices. 979 VPS is constantly adjusting rates, and the positioning of the marketing of such rates, to create greater demand which equates to more vacation rental income for our Owners.



## RECOMMENDED SEASONAL RATES

210 China Clipper | Treasure Island | Freeport

	Start Date	End Date	Minimum Stay	Weekday Rate	Weekend Rate	Weekly
Early Fall 2022	9/5/2022	11/22/2022	2	\$204	\$223	\$1,290
Thanksgiving 2022	11/23/2022	11/26/2022	4	\$277	\$277	
Late Fall II 2022	11/27/2022	12/15/2022	2	\$179	\$212	\$1,162
Holidays 2022	12/16/2022	12/31/2022	3	\$277	\$277	
Winter/Snowbird 2023	1/1/2023	2/28/2023	2	\$147	\$163	\$932
Spring I 2023	3/1/2023	3/9/2023	3	\$196	\$212	\$1,234
Spring Break 2023	3/10/2023	3/19/2023	4	\$293	\$293	
Spring II 2023	3/20/2023	5/25/2023	3	\$196	\$212	\$1,234
Memorial Day 2023	5/26/2023	5/29/2023	3	\$302	\$302	
Peak Summer I 2023	5/30/2023	6/29/2023	4	\$261	\$277	\$1,635
4th of July 2023	6/30/2023	7/4/2023	4	\$342	\$342	
Peak Summer II 2022	7/5/2022	8/13/2022	4	\$280	\$293	\$1,750
Post Summer 2022	8/14/2022	9/1/2022	3	\$228	\$245	\$1,434
Labor Day 2022	9/2/2022	9/4/2022	3	\$318	\$318	

\*Rates may be rounded up or down for strategic marketing purposes.

\*\*Weekly discounts do not apply for certain holidays and events.

## PROJECTED INCOME RANGE

Based on the data outlined above, historical occupancy %, and home's availability being consistent with 979 VPS's portfolio, conservative estimated gross revenue from Guest reservations for the upcoming year for your home would be:

Gross Annual Rent Revenue (range represents availability of property for guest bookings, does NOT include fees paid by guest, eg cleaning, stocking, insurance and taxes)	\$36,118 - \$42,536 + applicable pet fees (up to 2 dogs) \$125 per 1 dog, \$75 for 2nd dog per stay
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\*Information intended as a guide not an earnings guarantee.

\*\*Revenue subject to 979's rental management services.

Area Average Occupancy Jan 2022 = 26%   Area Average Occupancy July 2022 = 87%
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\*Per Freeport Market



## ABOUT 979 VPS

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We are a full-service vacation rental manager and treat your home like our own. We respect your valuable assets and give you and your home the personal attention deserved. We take an organized and systematic approach to not only enhance your experience with us but also to minimize frustration typically experienced by Guests when dealing with vacation rental companies' antiquated and old school systems.


### KEY SERVICES

- **Marketing | online listing** - the big 3, *HomeAway/VRBO, Airbnb, TripAdvisor/Flipkey*, plus Booking.com and our own 979 sites - and offline marketing including **professional photography** and copywriting designed to capture high-quality Guests
- **High-Quality Linens | luxury hotel level bed linens and towels provided by 979** including duvet covers and shams, sheets, bed pillows, fluffy thick bath towels, washcloths and kitchen towels. No worries about replacement or damage, it's on us! And you won't believe how many guests rave about them in our reviews!
- **High-Quality Supplies | top notch Guest "welcome" supplies** of dish & laundry soaps, shampoo, body wash, hand soap and sanitizer, tp, paper towels, mood cups and koozies, and when applicable, dog treats and bags.
- **Automation | "Smart Home" package installation** for added security and ease including SmartLock (code), thermostat and hub
- **Guest Services | customer service** - guest inquiries, verification, reservations, payments, **home guides**, check-in, check-out and reviews
- **Turnover Process** | professional full cleaning/housekeeping, **offsite** professional laundering and routine light maintenance
- **Inspections & Documentation | walkthrough** by 979 VPS field manager before and after each guest stay
- **Comprehensive Coverage** | property owner **primary** insurance coverage of **\$1,000,000** liability/damage and **\$10,000** in contents on every stay
- **Owner's Portal** | private owner website with unique login hosting reservation calendar, rental revenue payout statements, invoices, property reports and more
- **Rental Income** | property owner **per-rental electronic payout** usually no more than 72 business hours after guest checkout/payment cleared. Statements will be available 24/7/365 in the Owner's Portal.

## SIMPLE STEPS FOR GETTING STARTED

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To get started successfully renting with the peace of mind knowing your home is in expert care, please follow each of the steps below:

	<b>Step 1.</b> Participate in initial consultation with 979 VPS to assess qualification and <a href="#">provide rental analysis</a>
	<b>Step 2.</b> Review and complete <i>979 VPS Owner Agreement</i>
	<b>Step 3:</b> Receive welcome email and receive Owner Portal login and communication instructions
	<b>Step 4:</b> 979 home consultant walk-through to create the Guest Guide, Inventory & Cleaning Checklists
	<b>Step 5:</b> Home prep (bedding, towels, stocking supplies) and professional photography shoot
	<b>Step 6:</b> Block personal stays on your 979 Owner Portal calendar, if desired, you can always do on an as needed basis
	<b>Step 7:</b> Make home available for Guest reservations

Experience Rental Success!



your cleanest most cared for vacation rentals  
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