



Rental Projections Pro Forma Summary

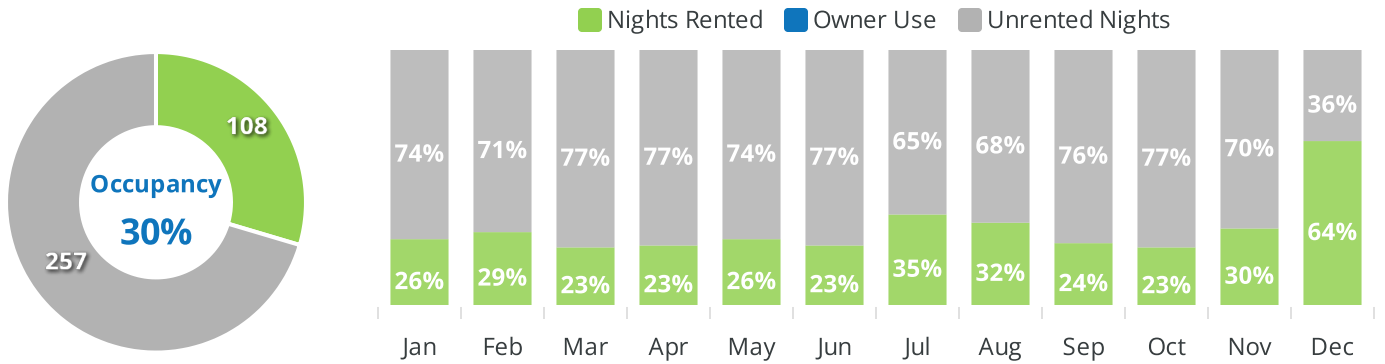
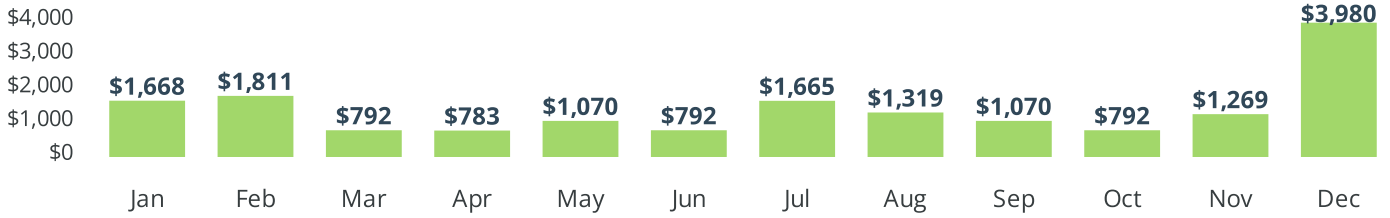
718 Talmadge Rd, Big Bear Lake, CA 92315

Total Projected Gross Revenue: \$17,009 (From \$14,000 to \$21,000 based on market conditions and pricing)

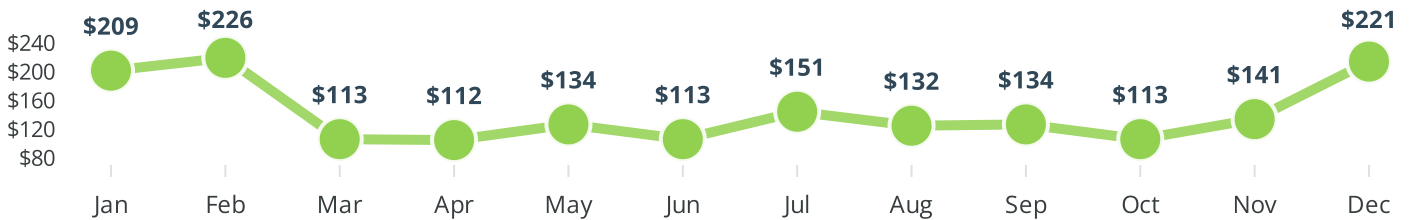
Total Projected NET proceeds: \$12,416 (From \$10,000 to \$15,000 based on market conditions, pricing, and net of 27% commission)

Total Projected Nights Rented: 108 | **Total Days Owner Enjoyment: 0** | **Occupancy: 30%** | **Average Nightly Rate: \$157**

Total Projected Gross Revenue: \$17,009



Average Nightly Rate: \$157



Rental Projections Prepared By

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$10,885	\$12,246	\$13,607	\$14,967	\$16,328
	90%	\$12,246	\$13,777	\$15,308	\$16,838	\$18,369
	100%	\$13,607	\$15,308	\$17,009	\$18,709	\$20,410
	110%	\$14,967	\$16,838	\$18,709	\$20,580	\$22,451
	120%	\$16,328	\$18,369	\$20,410	\$22,451	\$24,492



Rental Projections Pro Forma Details

718 Talmadge Rd, Big Bear Lake, CA 92315

Bedrooms	1	Bathrooms	1	Square Footage	544
Property Value / Listed Price	n/a				
Key Attributes	n/a				
Property Link	n/a				

This projection is based on having access during peak weekends and holidays.

Month	Season	Number of Days	Owner Use	Available Nights	Nights Rented	Unrented Nights	Target Rates	Acceptable Discount	Lowest Target Rate	Occupancy %	Gross Revenue
January	Winter Midweek	22	0	22	3	19	\$150	15%	\$128	14%	\$383
January	Winter Weekend	6	0	6	3	3	\$265	10%	\$239	50%	\$716
January	MLK Holiday	3	0	3	2	1	\$300	5%	\$285	67%	\$570
February	Winter Midweek	19	0	19	3	16	\$150	15%	\$128	16%	\$383
February	Winter Weekend	6	0	6	3	3	\$265	10%	\$239	50%	\$716
February	President's Day	3	0	3	2	1	\$375	5%	\$356	67%	\$713
March	Spring Midweek	23	0	23	3	20	\$120	15%	\$102	13%	\$306
March	Spring Weekend	8	0	8	4	4	\$135	10%	\$122	50%	\$486
April	Spring Midweek	22	0	22	3	19	\$120	10%	\$108	14%	\$324
April	Spring Weekend	8	0	8	4	4	\$135	15%	\$115	50%	\$459
May	Memorial Day	3	0	3	2	1	\$210	5%	\$200	67%	\$399
May	Spring Midweek	22	0	22	3	19	\$120	15%	\$102	14%	\$306
May	Spring Weekend	6	0	6	3	3	\$135	10%	\$122	50%	\$365
June	Spring Midweek	22	0	22	3	19	\$120	15%	\$102	14%	\$306
June	Spring Weekend	8	0	8	4	4	\$135	10%	\$122	50%	\$486
July	4th Of July Holiday	4	0	4	2	2	\$265	5%	\$252	50%	\$504
July	Summer Midweek	21	0	21	6	15	\$135	15%	\$115	29%	\$689
July	Summer Weekend	6	0	6	3	3	\$175	10%	\$158	50%	\$473
August	Summer Midweek	23	0	23	6	17	\$135	15%	\$115	26%	\$689
August	Summer Weekend	8	0	8	4	4	\$175	10%	\$158	50%	\$630
September	Labor Day Holiday	3	0	3	2	1	\$210	5%	\$200	67%	\$399
September	Fall Midweek	24	0	24	3	21	\$120	15%	\$102	13%	\$306
September	Fall Weekend	6	0	6	3	3	\$135	10%	\$122	50%	\$365
October	Fall Midweek	23	0	23	3	20	\$120	15%	\$102	13%	\$306
October	Fall Weekend	8	0	8	4	4	\$135	10%	\$122	50%	\$486
November	Thanksgiving Holiday	4	0	4	3	1	\$210	5%	\$200	75%	\$599
November	Fall Midweek	20	0	20	3	17	\$120	15%	\$102	15%	\$306
November	Fall Weekend	6	0	6	3	3	\$135	10%	\$122	50%	\$365
December	Winter Midweek	11	0	11	6	5	\$120	15%	\$102	55%	\$612
December	Winter Weekend	4	0	4	4	0	\$165	10%	\$149	100%	\$594
December	Pre Christmas Holiday	5	0	5	2	3	\$200	5%	\$190	40%	\$380
December	Christmas Holiday	4	0	4	3	1	\$375	5%	\$356	75%	\$1,069
December	New Years Holiday	4	0	4	3	1	\$465	5%	\$442	75%	\$1,325
Totals		365	0	365	108	257			\$157	30%	\$17,009

