



LODGE AT LIONSHEAD

2016 - 2017 SHORT TERM RENTAL ANALYSIS

* Lodge at Lionshead 3 Bedroom / 3 Bath Condominium

SEASON	DAYS	RATE	GROSS INCOME
Early / Late	25	\$730	\$18,250
Value Season	25	\$1350	\$33,750
High Season	35	\$1545	\$54,075
X-Mas/New Yrs.	10	\$2335	\$23,350
Summer	30	\$545	\$16,350
TOTAL	125	(Avg.) \$1,166	\$145,775

Gross Income	\$145,775
Mgmt. Commission**	<u>65,599</u>
Net Income	\$80,176

* Analysis based on a Lodge at Lionshead, **Platinum level**, three-bedroom condominium with limited owner usage.

** Peak Resort Services, Inc. is paid a 45% commission on all gross rental income and is responsible for all wholesaler, ITA's and travel agent commissions, credit card fees, marketing, guest services and front desk fees, housekeeping, linens and supplies that are incurred for rental stays. The unit owner is responsible for all housekeeping charges incurred during any non-rental stays and providing the unit with any maintenance related items.

The analysis above was based on careful research and is not to be construed as a guarantee of future income. Actual figures will vary based on any number of factors including, but not limited to, owner usage of the unit during peak seasons, snow conditions and the world economy. Rental income should not be used as the basis for purchasing a Lodge at Lionshead condominium.