

Prepared By:



STR Revenue Projection

Address:	23 Lakewood Dr, Sagle, ID 83860
Rooms	3
Bathrooms	2
Max Occupancy	6 +
Min. Stay	2 off seasn - 4 holidays and summer

January		February		March	March	April	
Average Occupancy 24.00%		Average Occupancy 25.33%		Average Occupancy	24.00%	Average Occupancy 12.67%	
Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %
20%	35%	20%	40%	20%	35%	10%	20%
Booked Nights		Booked Nights		Booked Nights		Booked Nights	
7		8		7		4	
Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR
\$300	\$375	\$319	\$399	\$199	\$249	\$199	\$249
Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total
\$1,320	\$1,050	\$1,404	\$1,277	\$876	\$697	\$438	\$398
Monthly Total at Estimated Occupancy		Monthly Total at Estimated Occupancy		Monthly Total at Estimated Occupancy		Monthly Total at Estimated Occupancy	
\$2,370		\$2,681		\$1,574		\$837	

May		June		July		August	
Average Occupancy 29.00%		Average Occupancy 60.33%		Average Occupancy 79.00%		Average Occupancy 77.67%	
Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %
25%	40%	55%	75%	75%	90%	75%	85%
Booked Nights		Booked Nights		Booked Nights		Booked Nights	
9		18		24		23	
Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR
\$540	\$675	\$679	\$849	\$719	\$899	\$639	\$799
Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total
\$2,970	\$2,160	\$8,218	\$5,094	\$11,867	\$6,473	\$10,547	\$5,433
\$5,130		\$13,312		\$18,340		\$15,980	

September		October		November	November	December	
Average Occupancy 40.33%		Average Occupancy 17.67%		Average Occupancy	17.67%	Average Occupancy 30.33%	
Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %	Weekday Occupancy %	Weekend Occupancy %
35%	55%	15%	25%	15%	25%	25%	45%
Booked Nights		Booked Nights		Booked Nights		Booked Nights	
12		5		5		9	
Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR	Weekday ADR	Weekend ADR
\$479	\$599	\$199	\$249	\$199	\$249	\$300	\$375
Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total	Weekday Total	Weekend Total
\$3,690	\$2,636	\$657	\$498	\$657	\$498	\$1,650	\$1,350
\$6,325		\$1,155		\$1,155		\$3,000	

Total Booked Nights	131
STR Average Annual Occupancy	37%
STR Estimated Annual Gross	\$71,860

Disclaimer:

All revenue estimates provided are for informational purposes only and are based on general market assumptions. Actual performance may vary significantly and is subject to fluctuations in the short-term rental (STR) market. The success of a property in the STR market depends on many factors, including but not limited to property quality, furnishings, amenities, seasonality, local regulations, marketing strategy, and the level of involvement by the owner or property manager. For self-managed properties, results may also vary based on individual hosting experience and knowledge. No guarantee of income or occupancy is implied.

Notes:

* Numbers do not include higher holiday pricing and longer stays.

* Calculations are based on an average month of 22 weekday nights and 8 weekend nights.

* Nightly rates fluctuate based on demand and the use of dynamic pricing strategies aimed at maximizing bookings.

* Occupancy rates tend to be lower during the first year of a listing as reviews accumulate and drive demand.