

Address: 132 N Spring Street, Aspen, CO 81611

Size: 5BR, 5.5BA, 5,340 sq ft

This information is based on properties of similar size, amenities, and proximity to town. Pursuing maximum occupancy and taking into account the owner's calendar, this home could generate the following income based on the following estimated rental rates. Additional expenses would include rental commissions averaging 20%. This is a conservative estimate and we will actively pursue additional rentals for the property.

Dated: January 12, 2017

SHORT TERM PROJECTED INCOME			
	Projected Number of Nights	Projected Rate	Projected Total
<b>Winter Season</b>			
Holiday	10	\$10,000.00	\$100,000.00
January regular	7	\$6,000.00	\$42,000.00
February	10	\$6,000.00	\$60,000.00
March	10	\$6,000.00	\$60,000.00
Early Dec/Apr	7	\$4,000.00	\$28,000.00
			<b>\$290,000.00</b>
<b>Summer Season</b>			
June	7	\$3,000.00	\$21,000.00
July	1 month	\$80,000.00	\$80,000.00
August	1 month	\$80,000.00	\$80,000.00
September	7	\$3,000.00	\$21,000.00
			<b>\$202,000.00</b>
<b>Annual Projected Income</b>			<b>\$492,000.00</b>
<b>PROJECTED EXPENSE</b>			
Projected Commission Expense		20%	\$98,400.00
Projected Housekeeping Expense for rentals		0%	\$0.00
Annual HOA dues			\$0.00
Annual Property taxes			\$0.00
<b>Annual Projected Expenses</b>			<b>\$98,400.00</b>
<b>SHORT TERM NET PROJECTED INCOME</b>			<b>\$393,600.00</b>

LONG TERM PROJECTED INCOME			
Long Term Monthly (12 Month Lease)			\$30,000.00
			<b>\$360,000.00</b>
<b>PROJECTED EXPENSE (Housekeeping &amp; Property Management Not Included)</b>			
Projected Commission Expense		10%	\$36,000.00
<b>Annual Projected Expenses</b>			<b>\$36,000.00</b>
<b>LONG TERM NET PROJECTED INCOME</b>			<b>\$324,000.00</b>

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