

## Short Term Rental Information

The One Aspen  
Aspen, CO 81611

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% and property management. This comparison provides for 4 weeks per winter season, 3 weeks per summer season and 1-3 monthly rentals.

Bedrooms	Bathrooms	Square Footage	Parking	Rating	Sleeps
3+Den	4.5	4,500-5,500	2 car garage	Luxury	8-10

	Winter Nightly Rate	Winter Holiday Rate	Winter Monthly Rate	Estimated Total Winter Rental Income
	\$5,000	\$10,000	\$50,000-70,000	
<b>Nights</b>	10	14	1 month	
	\$50,000	\$140,000	\$50,000-70,000	\$240,000-260,000
		<b>Less 20% Rental Commissions</b>		(\$48,000-52,000)
		<b>Approximate Net Winter Income</b>		<b>\$192,000-208,000</b>

*The Winter Holiday Season rates apply to the two Christmas/NewYears weeks.*

*Winter Regular Season runs from the first Saturday in February until the last Saturday in March.*

	Summer Nightly Rate	Summer Holiday Rate	Summer Monthly Rate	Estimated Total Summer Rental Income
	\$3,000	\$5,000	\$50,000-70,000	
<b>Nights</b>	10	7	1-2 months	
	\$30,000	\$35,000	\$50,000-140,000	\$115,000-205,000
		<b>Less 20% Rental Commissions</b>		(\$23,000-41,000)
		<b>Approximate Net Summer Income</b>		<b>\$92,000-164,000</b>

*Summer Holiday Rates would surround Fourth of July week.*

<b>Approximate Net Winter Income</b>	<b>\$192,000-208,000</b>
<b>Approximate Net Summer Income</b>	<b>\$92,000-164,000</b>
<b>Approximate Net Annual Rental Income:</b>	<b>\$284,000-372,000</b>

*This does not include Property Management or Housekeeping expenses and fees. These expenses vary and depend on services rendered. Rates and income may change, depending on current market conditions. Any data, figures, assumptions, projections and information contained herein is intended solely for clients of Aspen Snowmass Sotheby's International Realty for informational purposes only and may not be relied on by any party for investment or sale purposes. Neither Aspen Snowmass Sotheby's International Realty, nor any of their, brokers, employees, agents or affiliates make any representations, guarantees or warranties regarding ownership, rental or leasing the property or properties described herein and/or potential income that may derived therefrom. The information contained herein is unverified and subject to change at any time.*

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