
Easterly Properties - August 2018 Summary

August Totals - All Units

Total Nights Booked:	Total Revenue:	\$ 18,766.33
Nights: 71	Monthly Expenses:	\$ 5,862.40
Percentage: 57%	Hotel Tax (City):	\$ 1,280.96
	Service Fees	\$ 100.00
	Owner Net Earnings:	\$ 11,522.97

August Notes

*\$100 Service Call withheld from 8/7 payout for AC Service Call for Property #4 on August 4th

*\$937.30 was withheld from 8/14 payout amounts to cover June & July hotel taxes on all properties.

*The monthly service fee for withholding and payment of hotel taxes by McSwain Management was waived for August. A service fee of \$20 per property per month will begin in September for escrow and payment of hotel taxes by McSwain Management.

August 2018 Earnings - Easterly #1

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee (12.5%)	Owner's Payout	Payout Date
1-Aug	5-Aug	4	Nick Dybas	THE EASTERLY #1	870.00	26.10	150.00	86.74	\$ 607.16	7-Aug
7-Aug	9-Aug	2	Maria Fabæch Moesby	THE EASTERLY #1	294.00	8.82	150.00	16.90	\$ 118.28	14-Aug
9-Aug	13-Aug	4	Tim Carson	THE EASTERLY #1	1,116.00	33.48	150.00	116.57	\$ 815.96	14-Aug
15-Aug	21-Aug	6	Chandra Hamel	THE EASTERLY #1	1,246.00	37.38	150.00	132.33	\$ 926.29	21-Aug
21-Aug	23-Aug	2	Emily Muhl	THE EASTERLY #1	340.00	10.20	150.00	22.48	\$ 157.33	28-Aug
23-Aug	26-Aug	3	Austin Prather	THE EASTERLY #1	818.00	24.54	150.00	80.43	\$ 563.03	28-Aug
27-Aug	30-Aug	3	Tim Carpenter	THE EASTERLY #1	369.00	11.07	150.00	25.99	\$ 181.94	4-Sep
31-Aug	3-Sep	3	Madeline Marie	THE EASTERLY #1	947.00	28.41	150.00	96.07	\$ 672.52	4-Sep
TOTALS:					6,000.00	180.00	1,200.00	577.50	\$ 4,042.50	

Nights Booked in August		Total Revenue:	6,000.00
25 Days	81%	Monthly Expenses:	1,957.50
		August Hotel Taxes:	415.30
		Property Maintenance/Service Fees:	-
		Owner's August Net:	\$ 3,627.20

August 2018 Earnings - Easterly #2

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee (12.5%)	Owner's Payout	Payout Date
8/1/2018	8/8/2018	7	Cecilia Gallant	THE EASTERLY #2	1,056.13	31.68	150.00	109.31	\$ 765.14	14-Aug
8/9/2018	8/13/2018	4	Krystie DeSanto	THE EASTERLY #2	1,026.80	30.80	150.00	105.75	\$ 740.25	14-Aug
8/14/2018	8/17/2018	3	Larkin Norton	THE EASTERLY #2	597.00	17.91	150.00	53.64	\$ 375.45	21-Aug
8/24/2018	8/26/2018	2	Heather Miner	THE EASTERLY #2	948.00	28.44	150.00	96.20	\$ 673.37	28-Aug
TOTALS:		16			3,627.93	108.83	600.00	364.89	\$ 2,554.21	

Nights Booked in August		Total Revenue:	3,627.93
16	52%	Monthly Expenses:	1,073.72
		August Hotel Taxes:	253.32
		Property Maintenance/Service Fees:	
		Owner's August Net:	\$ 2,300.89

August 2018 Earnings - Easterly #3

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee (12.5%)	Owner's Payout	Payout Date
1-Aug	3-Aug	2	Matheus Teixeira	THE EASTERLY #3	403.00	12.09	150.00	30.11	210.80	7-Aug
3-Aug	5-Aug	2	Sarah Mee	THE EASTERLY #3	748.00	22.44	150.00	71.95	503.62	7-Aug
9-Aug	13-Aug	4	Rheanna Fremlin	THE EASTERLY #3	1,245.00	37.35	150.00	132.21	925.44	14-Aug
17-Aug	20-Aug	3	Clancey Hawke	THE EASTERLY #3	1,014.00	30.42	150.00	104.20	729.38	21-Aug
23-Aug	26-Aug	3	Eric Aseityne	THE EASTERLY #3	1,089.00	32.67	150.00	113.29	793.04	28-Aug
TOTALS:		14			4,499.00	134.97	750.00	451.75	\$ 3,162.28	

Nights Booked in August		Total Revenue:	4,499.00
14	45%	Monthly Expenses:	1,336.72
		August Hotel Taxes:	299.54
		Property Maintenance/Service Fees:	
		Owner's August Net:	\$2,862.74

August 2018 Earnings - Easterly #4

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee (12.5%)	Owner's Payout	Payout Date
3-Aug	5-Aug	2	Michael Keeling	THE EASTERLY #4	200.00	12.00	150.00	4.75	\$ 33.25	7-Aug
8-Aug	10-Aug	2	Francesca Talotta	THE EASTERLY #4	364.00	10.92	150.00	25.39	\$ 177.70	14-Aug
10-Aug	13-Aug	3	Mary B	THE EASTERLY #4	815.40	24.46	150.00	80.12	\$ 560.82	14-Aug
16-Aug	19-Aug	3	Tyler Baer	THE EASTERLY #4	955.00	28.65	150.00	97.04	\$ 679.31	21-Aug
22-Aug	26-Aug	4	Nikolas Campbell	THE EASTERLY #4	1,250.00	37.50	150.00	132.81	\$ 929.69	28-Aug
30-Aug	3-Sep	4	Irice Milligan	THE EASTERLY #4	1,055.00	31.65	150.00	109.17	\$ 764.18	4-Sep
TOTALS:		18			4,639.40	145.18	900.00	449.28	\$ 3,144.94	

Nights Booked in August		Total Revenue:	4,639.40
16	52%	Monthly Expenses:	1,494.46
		August Hotel Taxes:	312.80
		Property Maintenance/Service Fees:	100.00
		Owner's August Net:	\$ 2,732.14

NOTES:

August 3 - 5 Reservation was low due to \$200 refund given for broken AC
 \$100 Service fee for broken AC