

## September 2018 Earnings - Cozy 2Bd/2.5Ba

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Site Service Fee	Cleaning & Linens Expense	Mngmt Fee	Owner's Payout	Payout Date*
9/2/2018	9/5/2018	3	Alissa Dibley	Cozy 2Bd/2.5Ba Condo 1	402.45	12.07	150.00	36.06	204.32	11-Sep
9/7/2018	9/9/2018	2	Breanne Fay	Cozy 2Bd/2.5Ba Condo 1	958.20	28.75	150.00	116.92	662.53	11-Sep
9/10/2018	9/14/2018	4	Timothy Lor	Cozy 2Bd/2.5Ba Condo 1	830.20	24.91	150.00	98.29	557.00	18-Sep
9/14/2018	9/16/2018	2	Taylor Leach	Cozy 2Bd/2.5Ba Condo 1	958.20	28.75	150.00	116.92	662.53	18-Sep
9/16/2018	9/19/2018	3	Laquisia Marshall	Cozy 2Bd/2.5Ba Condo 1	471.30	14.14	150.00	46.07	261.09	25-Sep
9/20/2018	9/22/2018	2	Brian Mackey	Cozy 2Bd/2.5Ba Condo 1	452.10	13.56	150.00	43.28	245.26	25-Sep
9/22/2018	9/25/2018	3	Katelyn Reese	Cozy 2Bd/2.5Ba Condo 1	822.30	24.67	150.00	97.14	550.49	25-Sep
9/25/2018	9/27/2018	2	Ryan Owelle	Cozy 2Bd/2.5Ba Condo 1	287.70	8.63	150.00	19.36	109.71	2-Oct
9/27/2018	10/1/2018	4	Amanda Gibson	Cozy 2Bd/2.5Ba Condo 1	1,226.40	36.79	150.00	155.94	883.67	2-Oct

*1 night in reported in August*

<b>TOTALS:</b>		<b>26</b>			<b>6,408.85</b>	<b>192.27</b>	<b>1,350.00</b>	<b>729.99</b>	<b>4,136.59</b>	
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<b>Nights Booked</b>		Total Revenue:	6,408.85
<b>26</b>	<b>87%</b>	Total Expenses:	2,272.26
		Property Maintenance/Service Fees:	-
		<b>Owner's September Net:</b>	<b>\$ 4,136.59</b>
		<b>Hotel Taxes Due for September**:</b>	<b>\$ 441.84</b>

**NOTE:**

\*Payouts are made each Tuesday and process overnight. Bank holidays may delay processing.

\*\* It is the responsibility of the property owner to send in payment for Nashville Hotel Taxes. Hotel tax forms are calculated and filled out as a courtesy to the property owner. At the request of the property owner McSwain Management can escrow and send in payment for hotel taxes as an additional service.

**Cozy 2Bd/2.5Ba PROJECTIONS OVERVIEW - As of 10/8/18**

<b>Upcoming Months</b>	<b>Gross Revenue</b>	<b>Expected Net*</b>
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
<b>October</b>	6,300.40	\$ <b>4,047.17</b>
<b>November</b>	2,697.44	\$ <b>1,843.79</b>
<b>Additional Bookings</b>	11,423.95	\$ <b>7,506.55</b>

\*\*Hotel Taxes are not reflected in Expected Net

**Total Bookings as of 9/9/18**

	<b>Gross Revenue</b>	<b>Owner Net</b>
<b>Past Months</b>	51,482.40	\$ <b>34,827.51</b>
<b>Future Bookings</b>	\$ 20,421.79	\$ <b>13,397.51</b>
<b>Totals:</b>	\$ 71,904.19	\$ <b>48,225.02</b>

**Cozy 2Bd/2.5Ba Upcoming Months Bookings' as of 10/8/18**

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee	Owner's Payout	Payout Date
2-Oct	5-Oct	3	Meghan Dusanek	Cozy 2Bd/2.5Ba C	552.30	16.57	150.00	57.86	327.87	9-Oct
7-Oct	9-Oct	2	Kaitlyn Fowler	Cozy 2Bd/2.5Ba C	418.20	12.55	150.00	38.35	217.30	9-Oct
10-Oct	12-Oct	2	Martha Hall	Cozy 2Bd/2.5Ba C	352.30	10.57	150.00	28.76	162.97	16-Oct
12-Oct	16-Oct	4	Brianna Cheli	Cozy 2Bd/2.5Ba C	1,316.40	39.49	150.00	169.04	957.87	16-Oct
17-Oct	19-Oct	2	Taylor Vansant	Cozy 2Bd/2.5Ba C	376.10	11.28	150.00	32.22	182.60	23-Oct
19-Oct	23-Oct	4	Dianna Thomas	Cozy 2Bd/2.5Ba C	1,226.40	36.79	150.00	155.94	883.67	23-Oct
23-Oct	25-Oct	2	David Harder	Cozy 2Bd/2.5Ba C	364.20	10.93	150.00	30.49	172.78	30-Oct
25-Oct	28-Oct	3	Kyle Nordhoff	Cozy 2Bd/2.5Ba C	1,092.30	32.77	150.00	136.43	773.10	30-Oct
28-Oct	1-Nov	4	Travis Smith	Cozy 2Bd/2.5Ba C	602.20	18.07	150.00	65.12	369.01	6-Nov

<b>Oct. Nights Booked:</b>	<b>26</b>	<b>October Totals:</b>		6,300.40	189.02	1,350.00	714.21	4,047.17	
		Estimated Hotel Tax:		435.46		<b>Payout Before Taxes:</b>		<b>\$ 4,047.17</b>	

31-Oct	2-Nov	2	Drew Dennis	Cozy 2Bd/2.5Ba C	131.39	1.29	-	19.52	110.59	6-Nov
2-Nov	4-Nov	2	Jennifer Helmer	Cozy 2Bd/2.5Ba C	984.10	29.52	150.00	120.69	683.89	6-Nov
7-Nov	10-Nov	3	Dylan Lee	Cozy 2Bd/2.5Ba C	669.65	20.09	150.00	74.93	424.63	13-Nov
10-Nov	13-Nov	3	Michael Mello	Cozy 2Bd/2.5Ba C	912.30	27.37	150.00	110.24	624.69	13-Nov

<b>Nov. Nights Booked</b>	<b>10</b>	<b>November Totals:</b>		2,697.44	78.27	450.00	325.38	1,843.79	
		Estimated Hotel Tax:		183.61		<b>Payout Before Taxes:</b>		<b>\$ 1,843.79</b>	

23-Dec	26-Dec	3	Sylvia Rhea	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	2-Jan
26-Dec	28-Dec	2	Yin Pang	Cozy 2Bd/2.5Ba C	319.10	9.57	150.00	23.93	135.60	2-Jan
30-Dec	3-Jan	4	Brian Moyer	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	8-Jan
7-Feb	10-Feb	3	Ashley Shogren	Cozy 2Bd/2.5Ba C	1,092.00	32.76	150.00	136.39	772.85	12-Feb
10-Feb	15-Feb	5	Bryce Unruh	Cozy 2Bd/2.5Ba C	572.75	17.18	150.00	60.84	344.73	19-Feb
21-Apr	24-Apr	3	Gerrie Berena	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	30-Apr
24-Apr	26-Apr	2	Peter Murtagh	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	30-Apr
26-Apr	30-Apr	4	Laci Ahrens	Cozy 2Bd/2.5Ba C	1,208.40	36.25	150.00	153.32	868.83	30-Apr
2-May	5-May	3	Jilliam Boylan	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	7-May
8-May	10-May	2	Ashley Mitchell	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	14-May
17-May	20-May	3	Kayla Johnston	Cozy 2Bd/2.5Ba C	1,128.00	33.84	150.00	141.62	802.54	21-May
24-May	27-May	3	Valerie Mielke	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	28-May
27-May	31-May	4	Connor Farrell	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	4-Jun
31-May	3-Jun	3	Robbie Garrett-Stuenkel	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	4-Jun
29-Jun	6-Jul	7	Justin Korba	Cozy 2Bd/2.5Ba C	1,377.00	41.31	150.00	177.85	1,007.84	9-Jul

	<b>51</b>	<b>Additional Bookings Totals:</b>		11,423.95	342.72	2,250.00	1,324.68	7,506.55	
						<b>Payout Before Taxes:</b>		<b>\$ 7,506.55</b>	