

August 2018 Earnings - Sleek North River

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Site Service Fee	Cleaning & Linens Expense	Mngmt Base	Mngmt Fee	Owner's Payout	Payout Date*
1-Aug	4-Aug	3	Timmery Kuck	Sleek North River	897.00	26.91	150.00	720.09	108.01	612.08	7-Aug
6-Aug	9-Aug	3	Caite Buckley	Sleek North River	450.00	13.50	150.00	286.50	42.98	243.53	14-Aug
10-Aug	12-Aug	2	Zac LaFarr	Sleek North River	1,148.00	34.44	150.00	963.56	144.53	819.03	14-Aug
14-Aug	16-Aug	2	Shateka Smith	Sleek North River	360.00	10.80	150.00	199.20	29.88	169.32	21-Aug
16-Aug	19-Aug	3	Rachel Gentile	Sleek North River	1,067.00	32.01	150.00	884.99	132.75	752.24	21-Aug
23-Aug	27-Aug	4	Kenzie Drake	Sleek North River	1,330.00	39.90	150.00	1,140.10	171.02	969.09	28-Aug

1 August night reported in September booking

TOTALS:		18			5,252.00	157.56	900.00	4,194.44	629.17	\$ 3,565.27	
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Nights Booked		Total Revenue:	5,252.00
18 Days	58%	Total Expenses:	1,686.73
		Property Maintenance/Service Fees:	\$ -
		Hotel Taxes	\$ 353.82
		Owner's August Net:	\$ 3,211.45

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.

Sleek North River PROJECTIONS OVERVIEW - As of 9/9/18

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee, Hotel Tax
September	5,329.00	\$ 3,405.41
October	6,268.00	\$ 3,965.66
November	4,114.00	\$ 2,607.59
Additional Months	5,919.00	\$ 3,852.18

Total Bookings as of 9/9/18

	Gross Revenue	Owner Net
Past Months	\$ 32,843.84	\$ 20,989.33
Future Bookings	\$ 21,630.00	\$ 13,830.84
Totals:	\$ 54,473.84	\$ 34,820.17

Sleek North River Upcoming Months Bookings' as of 9/1/18

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee (15%)	Owner's Payout	Payout Date
31-Aug	3-Sep	3	Jessica Ledesma	Sleek North River	1,189.00	35.67	150.00	150.50	852.83	5-Sep
12-Sep	16-Sep	4	Megan Overby	Sleek North River	1,330.00	39.90	150.00	171.02	969.09	18-Sep
21-Sep	24-Sep	3	P Mastracci	Sleek North River	1,189.00	35.67	150.00	150.50	852.83	25-Sep
26-Sep	28-Sep	2	Brian Hegge	Sleek North River	432.00	12.96	150.00	40.36	228.68	2-Oct
28-Sep	1-Oct	3	John Moran	Sleek North River	1,189.00	35.67	150.00	150.50	852.83	2-Oct

1 night fell in August

Sept. Nights Booked:	15	September Totals:	5,329.00	159.87	750.00	662.87	3,756.26
		Estimated Hotel Tax:	350.85		Payout After Taxes:	\$ 3,405.41	

5-Oct	7-Oct	2	Tim Noe	Sleek North River	1,048.00	31.44	150.00	129.98	736.58	9-Oct
10-Oct	12-Oct	2	Brandon Lupo	Sleek North River	432.00	12.96	150.00	40.36	228.68	16-Oct
12-Oct	14-Oct	2	Brittani Vanderschaegen	Sleek North River	1,048.00	31.44	150.00	129.98	736.58	16-Oct
16-Oct	21-Oct	5	Lisa Brown	Sleek North River	1,671.00	50.13	150.00	220.63	1,250.24	23-Oct
21-Oct	23-Oct	2	Liz Miller	Sleek North River	432.00	12.96	150.00	40.36	228.68	23-Oct
24-Oct	30-Oct	6	Alma Lizcano	Sleek North River	1,637.00	49.11	175.00	211.93	1,200.96	30-Oct

Oct. Nights Booked:	19	October Totals:	6,268.00	188.04	925.00	773.24	4,381.72
		Estimated Hotel Tax:	416.06		Payout After Taxes:	\$ 3,965.66	

31-Oct	4-Nov	4	Matt Merrill	Sleek North River	1,330.00	39.90	150.00	171.02	969.09	6-Nov
5-Nov	8-Nov	3	Jessica Ruiz	Sleek North River	573.00	17.19	150.00	60.87	344.94	13-Nov
9-Nov	13-Nov	4	Bridget Murray	Sleek North River	1,330.00	39.90	150.00	171.02	969.09	13-Nov
21-Nov	24-Nov	3	Natasha Fernandes	Sleek North River	881.00	26.43	150.00	105.69	598.88	27-Nov

1 night fell in October

Nov. Nights Booked:	13	November Totals:	4,114.00	123.42	600.00	508.59	2,881.99
		Estimated Hotel Tax:	274.40		Payout After Taxes:	\$ 2,607.59	

29-Dec	1-Jan	3	Jennifer Beckett	Sleek North River	881.00	26.43	150.00	105.69	598.88	2-Jan
27-Feb	3-Mar	4	Amanda Nice	Sleek North River	1,330.00	39.90	150.00	171.02	969.09	5-Mar
6-Mar	10-Mar	4	Michael Ulstad	Sleek North River	1,330.00	39.90	150.00	171.02	969.09	12-Mar
14-Mar	17-Mar	3	Ashley Batz	Sleek North River	1,189.00	35.67	150.00	150.50	852.83	19-Mar
25-Apr	28-Apr	3	Joseph Piwtorak	Sleek North River	1,189.00	35.67	150.00	150.50	852.83	30-Apr

	17	Additional Bookings Totals:	5,919.00	177.57	750.00	748.71	4,242.72
		Estimated Hotel Tax:	390.54		Payout After Taxes:	\$ 3,852.18	