

December 2018 Earnings - A2 Condo at Dwell

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Site Service Fee	Cleaning & Linens Expense	Mngmt Fee (10%)	Owner's Payout	Payout Date*
1-Dec	4-Dec	3	Valerie Caccavo	Tennessee Condo at Dwell...	972.00	29.16	175.00	76.78	691.06	4-Dec
5-Dec	8-Dec	3	Jeffrey Abboud	Tennessee Condo at Dwell...	972.00	29.16	175.00	76.78	691.06	11-Dec
9-Dec	13-Dec	4	Gail Boyd	Tennessee Condo at Dwell...	571.00	17.13	175.00	37.89	340.98	18-Dec
16-Dec	19-Dec	3	Elizabeth Spencer	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	26-Dec
20-Dec	27-Dec	7	Carolyn Donaldson	Tennessee Condo at Dwell...	1,609.40	48.28	175.00	138.61	1,247.51	2-Jan
27-Dec	29-Dec	2	Josh Frauhiger	Tennessee Condo at Dwell...	533.20	16.00	175.00	34.22	307.98	2-Jan
29-Dec	1-Jan	3	Sara Meline	Tennessee Condo at Dwell...	847.30	25.42	175.00	64.69	582.19	2-Jan
TOTALS:		25			5,947.20	178.42	1,225.00	454.38	4,089.40	

Nights Booked		Total Revenue:	5,947.20
25	81%	Total Expenses:	1,857.80
		Property Maintenance/Service Fees:	25.00
		Hotel Taxes:	412.20
		Owner's December Net:	\$ 3,652.20

*\$25 Service Fee for Monthly Hotel Tax Processing

NOTE:

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

Condo at Dwell PROJECTIONS OVERVIEW - As of 1/17/19

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
January	2,760.90	\$ 1,585.42
February	2,040.50	\$ 1,006.37
March	4,617.20	\$ 2,924.32
April	8,288.00	\$ 5,258.09
Additional Bookings	21,913.90	\$ 13,989.79

Total Bookings as of 1/17/19

	Gross Revenue	Owner Net
Past Months	89,734.09	\$ 63,489.15
Future Bookings	39,620.50	\$ 24,763.99
Totals:	\$ 129,354.59	\$ 88,253.14

Condo at Dwell Upcoming Months Bookings' as of 1/17/19

Start Date	Check-Out Date	Nights	Guest	Listing	Gross Amount reservation + guests' cleaning fee	Airbnb Service Fee	Cleaning & Linens Expense	Mngmt Fee 10%	Owner's Payout	Payout Date
1-Jan	4-Jan	3	Lisa Hyland	Tennessee Condo at Dwell...	472.00	14.16	175.00	28.28	254.56	8-Jan
7-Jan	10-Jan	3	Rachel Krause	Tennessee Condo at Dwell...	412.60	12.38	175.00	22.52	202.70	15-Jan
10-Jan	14-Jan	4	Kenneth Ruterbories	Tennessee Condo at Dwell...	996.30	29.89	175.00	79.14	712.27	15-Jan
18-Jan	21-Jan	3	Ekta Doshi	Tennessee Condo at Dwell...	880.00	26.40	175.00	67.86	610.74	22-Jan

Jan. Nights Booked	13	January Totals:		2,760.90	82.83	700.00	197.81	1,780.26	
		Estimated Hotel Tax:		194.84		Payout:		\$ 1,585.42	

5-Feb	8-Feb	3	Miquel Cros	Tennessee Condo at Dwell...	472.00	14.16	175.00	28.28	254.56	12-Feb
12-Feb	14-Feb	2	Tiziana Gasser	Tennessee Condo at Dwell...	353.20	10.60	175.00	16.76	150.84	19-Feb
16-Feb	18-Feb	2	Christina Moran	Tennessee Condo at Dwell...	773.00	23.19	175.00	57.48	517.33	19-Feb
26-Feb	1-Mar	3	Ben Weeks	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	5-Mar

Feb. Nights Booked	10	February Totals:		2,040.50	61.22	700.00	127.93	1,151.35	
		Estimated Hotel Tax:		144.98		Payout:		\$ 1,006.37	

3-Mar	6-Mar	3	Callie Long	Tennessee Condo at Dwell...	472.00	14.16	175.00	28.28	254.56	12-Mar
7-Mar	12-Mar	5	Samantha Storms	Tennessee Condo at Dwell...	1,610.50	48.32	175.00	138.72	1,248.46	12-Mar
14-Mar	17-Mar	3	Becca Stephens	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	19-Mar
17-Mar	21-Mar	4	Courtney Klatt	Tennessee Condo at Dwell...	571.00	17.13	175.00	37.89	340.98	26-Mar
24-Mar	28-Mar	4	Kim Anderson	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	2-Apr

March Nights Booked	19	March Totals:		4,617.20	138.52	875.00	360.37	3,243.31	
		Estimated Hotel Tax:		318.99		Payout:		\$ 2,924.32	

1-Apr	4-Apr	3	Patrice Willey	Tennessee Condo at Dwell...	472.00	14.16	175.00	28.28	254.56	9-Apr
4-Apr	7-Apr	3	Allie Eaton	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	9-Apr
7-Apr	11-Apr	4	Shauna Merchant	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	16-Apr
12-Apr	15-Apr	3	Alexis Davis	Tennessee Condo at Dwell...	1,572.00	47.16	175.00	134.98	1,214.86	16-Apr
15-Apr	18-Apr	3	Marianne Scully	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	23-Apr
18-Apr	22-Apr	4	Caroline Scott	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	23-Apr
22-Apr	25-Apr	3	Rosie Hebblethwaite	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	30-Apr
25-Apr	28-Apr	3	Allie Roberts	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	30-Apr
28-Apr	1-May	3	Pamela Nowakowski	Tennessee Condo at Dwell...	442.00	13.26	175.00	25.37	228.37	7-May

April Nights Booked	29	April Totals:		8,288.00	248.64	1,575.00	646.44	5,817.92	
		Estimated Hotel Tax:		559.83		Payout:		\$ 5,258.09	

1-May	4-May	3	Emi V	Tennessee Condo at Dwell...	937.30	28.12	175.00	73.42	660.76	7-May
5-May	10-May	5	Amanda Smith	Tennessee Condo at Dwell...	621.00	18.63	175.00	42.74	384.63	14-Jul
12-May	16-May	4	Kadian Merone	Tennessee Condo at Dwell...	531.00	15.93	175.00	34.01	306.06	21-Jul
16-May	20-May	4	Laura Campbell	Tennessee Condo at Dwell...	1,475.00	44.25	175.00	125.58	1,130.18	21-May
21-May	23-May	2	Emily Grady	Tennessee Condo at Dwell...	373.00	11.19	175.00	18.68	168.13	29-May
24-May	28-May	4	Walter Audsley	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	28-May
29-May	31-May	2	Ashley Valdes	Tennessee Condo at Dwell...	373.00	11.19	175.00	18.68	168.13	4-Jun
31-May	3-Jun	3	Laura Snyder	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	4-Jun
11-Jun	14-Jun	3	Stephanie Beisel	Tennessee Condo at Dwell...	472.00	14.16	175.00	28.28	254.56	18-Jun
14-Jun	16-Jun	2	Kathy Galvin	Tennessee Condo at Dwell...	1,343.20	40.30	175.00	112.79	1,015.11	18-Jun
16-Jun	22-Jun	6	Lemon Grass	Tennessee Condo at Dwell...	1,204.60	36.14	175.00	99.35	894.11	25-Jun
24-Jun	4-Jul	10	Neil Hardie	Tennessee Condo at Dwell...	1,847.00	55.41	175.00	161.66	1,454.93	9-Jul
5-Jul	9-Jul	4	Karen Corrigan	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	9-Jul
14-Jul	17-Jul	3	Abigail Russell	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	23-Jul
18-Jul	22-Jul	4	Samantha Willingham	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	23-Jul
23-Jul	26-Jul	3	Rutger Bakker	Tennessee Condo at Dwell...	420.00	12.60	175.00	23.24	209.16	30-Jul
28-Jul	1-Aug	4	Jesse Naftel	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	6-Aug
4-Aug	8-Aug	4	Lindsay Gruntorad	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	13-Aug
18-Aug	21-Aug	3	Alyssa Alcantara	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	27-Aug
9-Sep	15-Sep	6	Jen Gidel	Tennessee Condo at Dwell...	1,699.60	50.99	175.00	147.36	1,326.25	17-Sep
9-Oct	14-Oct	5	Liz Strong	Tennessee Condo at Dwell...	1,610.50	48.32	175.00	138.72	1,248.46	15-Oct
25-Nov	29-Nov	4	Jennifer White	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	3-Dec
29-Dec	2-Jan	4	Mary Olson	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	7-Jan

	92	Additional Bookings:	21,913.90	657.42	4,025.00	1,723.15	15,508.33	
		Estimated Hotel Tax:	1,518.54		Payout:		\$ 13,989.79	