

## August 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*
3-Aug	5-Aug	2	Ashley Ellsworth	Tennessee Condo at Dwell...	1,273.00	38.19	175.00	105.98	953.83	<b>7-Aug</b>
10-Aug	13-Aug	3	Kelsey Mcmorrow	Tennessee Condo at Dwell...	1,312.00	39.36	175.00	109.76	987.88	<b>14-Aug</b>
16-Aug	19-Aug	3	Carolyne McManama	Tennessee Condo at Dwell...	1,342.30	40.27	175.00	112.70	1,014.33	<b>21-Aug</b>
23-Aug	26-Aug	3	Alecia Rexford	Tennessee Condo at Dwell...	1,342.30	40.27	175.00	112.70	1,014.33	<b>28-Aug</b>
26-Aug	30-Aug	4	Teri Ijeoma	Tennessee Condo at Dwell...	523.80	15.71	175.00	33.31	299.78	<b>5-Sep</b>
<i>1 August night recorded in Sept.</i>										
<b>TOTALS:</b>		<b>16</b>			<b>5,793.40</b>	<b>173.80</b>	<b>875.00</b>	<b>474.46</b>	<b>4,270.14</b>	

<b>Nights Booked</b>		Total Revenue:	5,793.40
<b>16 Days</b>	<b>52%</b>	Total Expenses:	1,523.26
		Property Maintenance/Service Fees:	100.00
		<b>Owner's August Net:</b>	<b>\$ 4,170.14</b>
		<b>Hotel Taxes <u>Due</u> for August**:</b>	<b>\$ 380.65</b>

\*Replacement Coffee Maker

**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.

## Condo at Dwell PROJECTIONS OVERVIEW - As of 9/10/18

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
<b>September</b>	9,404.70	<b>\$ 6,950.30</b>
<b>October</b>	7,853.60	<b>\$ 5,753.69</b>
<b>November</b>	4,729.60	<b>\$ 3,341.44</b>
<b>Additional Bookings</b>	20,141.80	<b>\$ 14,591.29</b>

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

### Total Bookings as of 9/10/18

	Gross Revenue	Owner Net
<b>Past Months</b>	60,067.61	<b>\$ 43,128.73</b>
<b>Future Bookings</b>	42,129.70	<b>\$ 30,636.71</b>
<b>Totals:</b>	<b>\$ 102,197.31</b>	<b>\$ 73,765.44</b>

**Condo at Dwell Upcoming Months Bookings' as of 9/10/18**

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
31-Aug	3-Sep	3	Jenna Silver	Tennessee Condo at Dwell...	1,472.00	44.16	175.00	125.28	1,127.56	5-Sep
6-Sep	9-Sep	3	Maria Kaiser	Tennessee Condo at Dwell...	1,342.30	40.27	175.00	112.70	1,014.33	11-Sep
9-Sep	12-Sep	3	Jessica Gillespie	Tennessee Condo at Dwell...	847.30	25.42	175.00	64.69	582.19	18-Sep
13-Sep	16-Sep	3	Jamie Erdman	Tennessee Condo at Dwell...	1,387.30	41.62	175.00	117.07	1,053.61	18-Sep
16-Sep	19-Sep	3	Donna Walters	Tennessee Condo at Dwell...	562.00	16.86	175.00	37.01	333.13	25-Sep
20-Sep	23-Sep	3	Kathryn Calaway	Tennessee Condo at Dwell...	1,381.50	41.45	175.00	116.51	1,048.55	25-Sep
23-Sep	28-Sep	5	Joan Bruno	Tennessee Condo at Dwell...	1,070.00	32.10	175.00	86.29	776.61	2-Oct
28-Sep	1-Oct	3	Lori Bentz	Tennessee Condo at Dwell...	1,342.30	40.27	175.00	112.70	1,014.33	2-Oct

*1 night in August*

<b>Sept. Nights Booked:</b>	<b>25</b>	<b>September Totals:</b>	9,404.70	282.15	1,400.00	772.26	6,950.30	
		Estimated Hotel Tax:	615.50		<b>Payout Before Taxes:</b>		<b>\$ 6,950.30</b>	

5-Oct	7-Oct	2	Caroline Werkheiser	Tennessee Condo at Dwell...	1,273.00	38.19	175.00	105.98	953.83	9-Oct
7-Oct	9-Oct	2	Julie Perry	Tennessee Condo at Dwell...	533.20	16.00	175.00	34.22	307.98	9-Oct
11-Oct	14-Oct	3	Daniel Capezio	Tennessee Condo at Dwell...	1,342.30	40.27	175.00	112.70	1,014.33	16-Oct
14-Oct	17-Oct	3	Geoffrey Andrews	Tennessee Condo at Dwell...	652.00	19.56	175.00	45.74	411.70	23-Oct
18-Oct	22-Oct	4	Sam Truscinski	Tennessee Condo at Dwell...	1,651.10	49.53	175.00	142.66	1,283.91	23-Oct
22-Oct	27-Oct	5	Jacqueline Graham	Tennessee Condo at Dwell...	1,520.00	45.60	175.00	129.94	1,169.46	30-Oct
27-Oct	30-Oct	3	Christina Crisostomo	Tennessee Condo at Dwell...	882.00	26.46	175.00	68.05	612.49	30-Oct

<b>Oct. Nights Booked:</b>	<b>22</b>	<b>October Totals:</b>	7,853.60	235.61	1,225.00	639.30	5,753.69	
		Estimated Hotel Tax:	516.79		<b>Payout Before Taxes:</b>		<b>\$ 5,753.69</b>	

2-Nov	5-Nov	3	Kelsey Gros	Tennessee Condo at Dwell...	1,432.00	42.96	175.00	121.40	1,092.64	6-Nov
5-Nov	10-Nov	5	Lauretta Beliveau	Tennessee Condo at Dwell...	825.00	24.75	175.00	62.53	562.73	13-Nov
10-Nov	13-Nov	3	Lisa Bassett	Tennessee Condo at Dwell...	847.30	25.42	175.00	64.69	582.19	13-Nov
14-Nov	16-Nov	2	Katie Cusmiani Ten Eyck	Tennessee Condo at Dwell...	373.00	11.19	175.00	18.68	168.13	20-Nov
16-Nov	19-Nov	3	Kayla Dees	Tennessee Condo at Dwell...	1,252.30	37.57	175.00	103.97	935.76	20-Nov

<b>Nov. Nights Booked:</b>	<b>16</b>	<b>November Totals:</b>	4,729.60	141.89	875.00	371.27	3,341.44	
		Estimated Hotel Tax:	318.10		<b>Payout Before Taxes:</b>		<b>\$ 3,341.44</b>	

9-Dec	13-Dec	4	Gail Boyd	Tennessee Condo at Dwell...	571.00	17.13	175.00	37.89	340.98	18-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
29-Dec	1-Jan	3	Sara Meline	Tennessee Condo at Dwell...	847.30	25.42	175.00	64.69	582.19	2-Jan
26-Feb	1-Mar	3	Ben Weeks	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	5-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
24-Mar	28-Mar	4	Kim Anderson	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	2-Apr

4-Apr	7-Apr	3	Allie Eaton	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	<b>9-Apr</b>
7-Apr	11-Apr	4	Shauna Merchant	Tennessee Condo at Dwell...	531.40	15.94	175.00	34.05	306.41	<b>16-Apr</b>
15-Apr	18-Apr	3	Marianne Scully	Tennessee Condo at Dwell...	442.30	13.27	175.00	25.40	228.63	<b>23-Apr</b>
18-Apr	22-Apr	4	Caroline Scott	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	<b>23-Apr</b>
25-Apr	28-Apr	3	Allie Roberts	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	<b>30-Apr</b>
28-Apr	1-May	3	Pamela Nowakowski	Tennessee Condo at Dwell...	442.00	13.26	175.00	25.37	228.37	<b>7-May</b>
5-May	10-May	5	Amanda Smith	Tennessee Condo at Dwell...	621.00	18.63	175.00	42.74	384.63	<b>14-Jul</b>
12-May	16-May	4	Kadian Merone	Tennessee Condo at Dwell...	531.00	15.93	175.00	34.01	306.06	<b>21-Jul</b>
24-May	28-May	4	Walter Audsley	Tennessee Condo at Dwell...	1,521.40	45.64	175.00	130.08	1,170.68	<b>28-May</b>
31-May	3-Jun	3	Laura Snyder	Tennessee Condo at Dwell...	1,432.30	42.97	175.00	121.43	1,092.90	<b>4-Jun</b>
14-Jun	16-Jun	2	Kathy Galvin	Tennessee Condo at Dwell...	1,343.20	40.30	175.00	112.79	1,015.11	<b>18-Jun</b>
24-Jun	4-Jul	10	Neil Hardie	Tennessee Condo at Dwell...	1,847.00	55.41	175.00	161.66	1,454.93	<b>9-Jul</b>

	<b>77</b>	<b>Additional Bookings:</b>	20,141.80	604.26	3,325.00	1,621.25	14,591.29	
		Estimated Hotel Tax:			<b>Payout Before Taxes:</b>		<b>\$ 14,591.29</b>	