

September 2018 Earnings - Charming Townhouse

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*
31-Aug	2-Sep	2	Amelia Eberlein	Charming Townhouse v	1,173.00	35.19	175.00	144.42	818.39	5-Sep
7-Sep	9-Sep	2	Jennifer Spille	Charming Townhouse v	1,373.00	41.19	175.00	173.52	983.29	11-Sep
9-Sep	12-Sep	3	Kaia Hallums	Charming Townhouse v	442.00	13.26	175.00	38.06	215.68	18-Sep
13-Sep	15-Sep	2	Rachel Steidinger	Charming Townhouse v	723.00	21.69	175.00	78.95	447.36	18-Sep
15-Sep	17-Sep	2	Jessica Corral Delacruz	Charming Townhouse v	723.00	21.69	175.00	78.95	447.36	18-Sep
18-Sep	21-Sep	3	Rob Preiditsch	Charming Townhouse v	442.00	13.26	175.00	38.06	215.68	25-Sep
21-Sep	24-Sep	3	Holli Winter	Charming Townhouse v	997.00	29.91	175.00	118.81	673.28	25-Sep
24-Sep	28-Sep	4	Jason Ledbetter	Charming Townhouse v	531.00	15.93	175.00	51.01	289.06	2-Oct
28-Sep	1-Oct	3	Kaela Langford	Charming Townhouse v	1,272.00	38.16	175.00	158.83	900.01	2-Oct

1 night in August

TOTALS:		23			7,676.00	230.28	1,575.00	880.61	4,990.11	
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Nights Booked		Total Revenue:	7,676.00
23 Days	77%	Total Expenses:	2,685.89
		Property Maintenance/Service Fees:	\$ -
		Owner's September Net:	\$ 4,990.11
		Hotel Taxes Due for September**:	\$ 508.85

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.

Charming Townhouse PROJECTIONS OVERVIEW - As of 10/8/18

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
October	5,622.00	\$ 3,742.84
November	2,882.03	\$ 2,078.73
Additional Bookings	3,886.00	\$ 2,609.01

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 10/8/18

	Gross Revenue	Owner Net
Past Months	\$ 47,499.87	\$ 31,472.63
Future Bookings	\$ 12,390.03	\$ 8,430.58
Totals:	\$ 59,889.90	\$ 39,903.21

Charming Townhouse 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
4-Oct	7-Oct	3	Jennifer Repp	Charming Townhouse v	1,213.00	36.39	175.00	150.24	851.37	9-Oct
7-Oct	11-Oct	4	Aubrey Sanders	Charming Townhouse v	571.00	17.13	175.00	56.83	322.04	16-Oct
11-Oct	14-Oct	3	Fiona Brown	Charming Townhouse v	1,122.00	33.66	175.00	137.00	776.34	16-Oct
15-Oct	18-Oct	3	Dalia Luis	Charming Townhouse v	472.00	14.16	175.00	42.43	240.41	23-Oct
18-Oct	21-Oct	3	Kailey Rucker	Charming Townhouse v	1,122.00	33.66	175.00	137.00	776.34	23-Oct
26-Oct	29-Oct	3	John Tienken	Charming Townhouse v	1,122.00	33.66	175.00	137.00	776.34	30-Oct

Oct. Nights Booked:	19	October Totals:	5,622.00	168.66	1,050.00	660.50	3,742.84	
		Estimated Hotel Tax:	378.07		Payout Before Taxes:	\$ 3,742.84		

1-Nov	5-Nov	4	John Hauer	Charming Townhouse v	1,221.00	36.63	175.00	151.41	857.96	6-Nov
7-Nov	14-Nov	7	Tyler Toews	Charming Townhouse v	1,661.03	49.83	175.00	215.43	1,220.77	20-Nov

Nov. Nights Booked:	11	November Totals:	2,882.03	86.46	350.00	366.84	2,078.73	
		Estimated Hotel Tax:	196.96		Payout Before Taxes:	\$ 2,078.73		

11-Apr	14-Apr	3	Emily Marie	Charming Townhouse v	1,372.00	41.16	175.00	173.38	982.46	16-Apr
15-Apr	19-Apr	4	Roni Franklin	Charming Townhouse v	571.00	17.13	175.00	56.83	322.04	23-Apr
25-Apr	28-Apr	3	Matthew Flasher	Charming Townhouse v	1,372.00	41.16	175.00	173.38	982.46	30-Apr
18-Aug	22-Aug	4	Derek Noorman	Charming Townhouse v	571.00	17.13	175.00	56.83	322.04	

	14	Additional Bookings Totals:	3,886.00	116.58	700.00	460.41	2,609.01	
		Estimated Hotel Tax:	263.50		Payout Before Taxes:	\$ 2,609.01		