

January 2019 Earnings - Diamond in the Rough

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*
4-Jan	6-Jan	2	Jennifer Wheatley P	Nashville's 'Diamond in the Rough'	508.00	15.24	175.00	47.66	270.10	8-Jan
11-Jan	13-Jan	2	Brady Black	Nashville's 'Diamond in the Rough'	581.00	17.43	175.00	58.29	330.28	15-Jan
18-Jan	20-Jan	2	Quinn Snyder	Nashville's 'Diamond in the Rough'	573.00	17.19	175.00	57.12	323.69	22-Jan
26-Jan	27-Jan	1	Demetria Ross	Diamond in the Rough—New Town	300.00	9.00	175.00	17.40	98.60	29-Jan
TOTALS:		7			1,962.00	58.86	700.00	180.47	1,022.67	

Nights Booked		Total Revenue:	1,962.00
7	23%	Total Expenses:	939.33
		Property Maintenance/Service Fees:	\$ 25.00
		Hotel Tax:	\$ 135.37
		Owner's January Net:	\$ 864.80

* \$25 Service Fee for Monthly Hotel Tax Processing

NOTE:

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

Diamond in the Rough PROJECTIONS OVERVIEW - As of 2/23/19

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
February	3,517.00	\$ 1,757.97
March	6,885.00	\$ 4,014.34
April	4,810.00	\$ 2,591.77
May	2,557.00	\$ 1,484.15
Additional Bookings	5,301.00	\$ 2,960.22

Total Bookings as of 2/23/19

	Gross Revenue	Owner Net
Past Months	\$ 42,057.84	\$ 26,482.58
Future Bookings	\$ 23,070.00	\$ 12,808.45
Totals:	\$ 65,127.84	\$ 39,291.03

Diamond in the Rough Upcoming Months Bookings' as of 2/23/19

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
1-Feb	4-Feb	4	Ken Ciantar	Nashville's 'Diamond i	838.00	25.14	175.00	95.68	542.18	5-Feb
7-Feb	10-Feb	3	Bryan Wood	◆ Diamond in the Roi	738.00	22.14	175.00	81.13	459.73	12-Feb
10-Feb	13-Feb	3	Matthias Raber	Diamond in the Roug	442.00	13.26	175.00	38.06	215.68	20-Feb
13-Feb	15-Feb	2	Patty Enberg-Patton	Diamond in the Roug	353.00	10.59	175.00	25.11	142.30	20-Feb
15-Feb	17-Feb	2	Melanie Hardin	Diamond in the Roug	573.00	17.19	175.00	57.12	323.69	20-Feb
22-Feb	24-Feb	2	Kenneth Toal	Diamond in the Roug	573.00	17.19	175.00	57.12	323.69	26-Feb

**1 night reported in March*

Nights Booked:	17	February Totals:	3,517.00	105.51	1,050.00	354.22	2,007.27	
		Estimated Hotel Tax:	249.30		Payout:		\$ 1,757.97	

28-Feb	3-Mar	3	Hannah Peavy	Nashville's 'Diamond i	738.00	22.14	175.00	81.13	459.73	5-Mar
3-Mar	8-Mar	5	Alison Beck	Nashville's 'Diamond i	670.00	20.10	175.00	71.24	403.67	12-Mar
8-Mar	11-Mar	3	Maizee Freeman	Nashville's 'Diamond i	1,174.00	35.22	175.00	144.57	819.21	12-Mar
11-Mar	15-Mar	4	Aubrey Henning	Nashville's 'Diamond i	571.00	17.13	175.00	56.83	322.04	19-Mar
16-Mar	20-Mar	4	B Lynn Bennett-Bendewak	Nashville's 'Diamond i	922.00	27.66	175.00	107.90	611.44	26-Mar
20-Mar	25-Mar	5	Danielle Ready	Diamond in the Roug	1,613.00	48.39	175.00	208.44	1,181.17	26-Mar
27-Mar	30-Mar	3	Ashley Showers	Nashville's 'Diamond i	823.00	24.69	175.00	93.50	529.81	2-Apr
30-Mar	31-Mar	1	Kristina Leal	Diamond in the Roug	374.00	11.22	175.00	28.17	159.61	2-Apr

Nights Booked:	27	March Totals:	6,885.00	206.55	1,400.00	791.77	4,486.68	
		Estimated Hotel Tax:	472.34		Payout:		\$ 4,014.34	

1-Apr	6-Apr	5	Mary DeMelo	Nashville's 'Diamond i	1,021.00	30.63	175.00	122.31	693.06	9-Apr
6-Apr	8-Apr	2	Sarah Savage	◆ Diamond in the Roi	539.00	16.17	175.00	52.17	295.66	9-Apr
13-Apr	15-Apr	2	Tim Stoddart	Nashville's 'Diamond i	724.00	21.72	175.00	79.09	448.19	16-Apr
15-Apr	18-Apr	3	Josh Taylor	Nashville's 'Diamond i	447.00	13.41	175.00	38.79	219.80	23-Apr
21-Apr	24-Apr	3	Maryann Wiley	Nashville's 'Diamond i	447.00	13.41	175.00	38.79	219.80	30-Apr
24-Apr	27-Apr	3	Hugh Kromer	Nashville's 'Diamond i	798.00	23.94	175.00	89.86	509.20	30-Apr
27-Apr	29-Apr	2	Tara Serio	Diamond in the Roug	834.00	25.02	175.00	95.10	538.88	30-Apr

Nights Booked:	20	April Totals:	4,810.00	144.30	1,225.00	516.11	2,924.60	
		Estimated Hotel Tax:	332.83		Payout:		\$ 2,591.77	

8-May	11-May	3	Melissa Sampson	Nashville's 'Diamond i	823.00	24.69	175.00	93.50	529.81	14-May
18-May	23-May	5	DaveandBarbara Scott	Nashville's 'Diamond i	996.00	29.88	175.00	118.67	672.45	28-May
24-May	27-May	3	Jaryd Webster	Diamond in the Roug	738.00	22.14	175.00	81.13	459.73	28-May

Nights Booked:	11	May Totals:	2,557.00	76.71	525.00	293.29	1,662.00	
		Estimated Hotel Tax:	177.85		Payout:		\$ 1,484.15	

3-Jun	6-Jun	3	Clinton Sprick	Diamond in the Roug	472.00	14.16	175.00	42.43	240.41	11-Jun
7-Jun	9-Jun	2	Alice Ip	Diamond in the Roug	573.00	17.19	175.00	57.12	323.69	11-Jun
2-Jul	6-Jul	4	Elaine Stedman	Nashville's 'Diamond i	897.00	26.91	175.00	104.26	590.83	9-Jul
16-Jul	20-Jul	4	Tegan Willis	Nashville's 'Diamond i	922.00	27.66	175.00	107.90	611.44	23-Jul
4-Aug	7-Aug	3	Alyssa Brown	Nashville's 'Diamond i	472.00	14.16	175.00	42.43	240.41	13-Aug
8-Aug	12-Aug	4	Ashley DeFilippo	Diamond in the Roug	1,493.00	44.79	175.00	190.98	1,082.23	13-Aug
18-Aug	21-Aug	3	Amber Haskins	Nashville's 'Diamond i	472.00	14.16	175.00	42.43	240.41	27-Aug

	23	Additional Bookings:	5,301.00	159.03	1,225.00	587.55	3,329.42	
		Estimated Hotel Tax:	369.20		Payout Before Taxes:		\$ 2,960.22	