

October 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-Oct | 5-Oct | 4 | Emily Nicholson | Tennessee Condo at Dwell... | 683.80 | 20.51 | 175.00 | 48.83 | 439.46 | 10-Oct |
| 5-Oct | 7-Oct | 2 | Caroline Werkheiser | Tennessee Condo at Dwell... | 1,273.00 | 38.19 | 175.00 | 105.98 | 953.83 | 10-Oct |
| 7-Oct | 9-Oct | 2 | Julie Perry | Tennessee Condo at Dwell... | 533.20 | 16.00 | 175.00 | 34.22 | 307.98 | 10-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 |
| TOTALS: | | | | | 8,537.40 | 256.12 | 1,400.00 | 688.13 | 6,193.15 | |

| | | | |
|----------------------|-----|---------------------------------------|--------------------|
| Nights Booked | | Total Revenue: | 8,537.40 |
| 26 | 84% | Total Expenses: | 2,344.25 |
| | | Property Maintenance/Service Fees: | - |
| | | Owner's October Net: | \$ 6,193.15 |
| | | | |
| | | Hotel Taxes Due for October**: | \$ 567.00 |

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 11/10/18

| Upcoming Months | Gross Revenue | Expected Net* |
|----------------------------|---|--|
| | Nightly Rate + Guests' Cleaning Fees | Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee |
| November | 5,291.60 | \$ 3,674.57 |
| December | 4,971.70 | \$ 3,552.80 |
| Additional Bookings | 23,160.30 | \$ 16,438.93 |

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 11/10/18

| | Gross Revenue | Owner Net |
|------------------------|----------------------|---------------------|
| Past Months | 78,495.29 | \$ 56,546.03 |
| Future Bookings | 33,423.60 | \$ 23,666.30 |
| Totals: | \$ 111,918.89 | \$ 80,212.33 |

Condo at Dwell Upcoming Months Bookings' as of 11/10/18

| 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 |
|------------|----------------|--------|-------------------------|-----------------------------|--|--------------------------|---------------------------------|------------------|----------------|-------------|
| 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 |
| 20-Nov | 23-Nov | 3 | Mike Waldron | Tennessee Condo at Dwell... | 562.00 | 16.86 | 175.00 | 37.01 | 333.13 | 27-Nov |

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|----------------------------|-----------|-------------------------|--|----------|--------|-----------------------------|--------|--------------------|--|
| Nov. Nights Booked: | 19 | November Totals: | | 5,291.60 | 158.75 | 1,050.00 | 408.29 | 3,674.57 | |
| | | Estimated Hotel Tax: | | 358.65 | | Payout Before Taxes: | | \$ 3,674.57 | |

| | | | | | | | | | | |
|--------|--------|---|-------------------|-----------------------------|----------|-------|--------|--------|----------|--------|
| 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 |
| 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 |

| | | | | | | | | | |
|----------------------------|-----------|-------------------------|--|----------|--------|-----------------------------|--------|--------------------|--|
| Dec. Nights Booked: | 20 | December Totals: | | 4,971.70 | 149.15 | 875.00 | 394.76 | 3,552.80 | |
| | | Estimated Hotel Tax: | | 342.34 | | Payout Before Taxes: | | \$ 3,552.80 | |

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|--------|--------|---|---------------------|-----------------------------|----------|-------|--------|--------|----------|--------|
| 1-Jan | 4-Jan | 3 | Lisa Hyland | Tennessee Condo at Dwell... | 472.00 | 14.16 | 175.00 | 28.28 | 254.56 | 8-Jan |
| 26-Feb | 1-Mar | 3 | Ben Weeks | Tennessee Condo at Dwell... | 442.30 | 13.27 | 175.00 | 25.40 | 228.63 | 5-Mar |
| 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 |
| 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 |
| 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 |
| 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 |

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|--------|--------|----|----------------|-----------------------------|----------|-------|--------|--------|----------|---------------|
| 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 |
| 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 |
| 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 |

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| | 126 | Additional Bookings: | 23,160.30 | 694.82 | 4,200.00 | 1,826.55 | 16,438.93 | |
| | | Estimated Hotel Tax: | | | Payout Before Taxes: | | \$ 16,438.93 | |