

## August 2018 Earnings - Cozy 2Bd/2.5Ba

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*
8/2/2018	8/6/2018	4	Stephanie Lucia	Cozy 2Bd/2.5Ba Condo 1	1,226.40	36.79	150.00	155.94	883.67	<b>7-Aug</b>
8/6/2018	8/10/2018	4	Bethany Ford	Cozy 2Bd/2.5Ba Condo 1	716.20	21.49	150.00	81.71	463.00	<b>14-Aug</b>
8/10/2018	8/12/2018	2	Ryan Alles	Cozy 2Bd/2.5Ba Condo 1	958.20	28.75	150.00	116.92	662.53	<b>14-Aug</b>
8/15/2018	8/19/2018	4	Madison Gallagher	Cozy 2Bd/2.5Ba Condo 1	1,226.00	36.78	150.00	155.88	883.34	<b>21-Aug</b>
8/20/2018	8/24/2018	4	Roman Sandroni	Cozy 2Bd/2.5Ba Condo 1	581.25	17.44	150.00	62.07	351.74	<b>28-Aug</b>
8/31/2018	9/2/2018	2	Jenna Dorothy	Cozy 2Bd/2.5Ba Condo 1	958.20	28.75	150.00	116.92	662.53	<b>5-Sep</b>
		<i>1 night in Sept.</i>								
<b>TOTALS:</b>		<b>19</b>			<b>5,666.25</b>	<b>170.00</b>	<b>900.00</b>	<b>689.44</b>	<b>3,906.81</b>	

<b>Nights Booked</b>		Total Revenue:	5,666.25
<b>19 Days</b>	<b>61%</b>	Total Expenses:	1,759.44
		Property Maintenance/Service Fees:	-
		<b>Owner's August Net:</b>	<b>\$ 3,906.81</b>
		Hotel Taxes <u>Due</u> for August**:	<b>\$ 380.68</b>

**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.

**Cozy 2Bd/2.5Ba PROJECTIONS OVERVIEW - As of 9/9/18**

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>	6,121.15	<b>\$ 4,026.88</b>
<b>October</b>	5,207.80	<b>\$ 3,528.83</b>
<b>November</b>	2,027.79	<b>\$ 1,419.17</b>
<b>Additional Bookings</b>	8,284.70	<b>\$ 5,428.24</b>

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

**Total Bookings as of 9/9/18**

	Gross Revenue	Owner Net
<b>Past Months</b>	45,073.55	<b>\$ 30,690.92</b>
<b>Future Bookings</b>	\$ 21,641.44	<b>\$ 14,403.11</b>
<b>Totals:</b>	<b>\$ 66,714.99</b>	<b>\$ 45,094.03</b>

**Cozy 2Bd/2.5Ba Upcoming Months Bookings' as of 9/9/18**

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
2-Sep	5-Sep	3	Alissa Dibley	Cozy 2Bd/2.5Ba C	402.45	12.07	150.00	36.06	204.32	11-Sep
7-Sep	9-Sep	2	Breanne Fay	Cozy 2Bd/2.5Ba C	958.20	28.75	150.00	116.92	662.53	11-Sep
10-Sep	14-Sep	4	Timothy Lor	Cozy 2Bd/2.5Ba C	830.20	24.91	150.00	98.29	557.00	18-Sep
14-Sep	16-Sep	2	Taylor Leach	Cozy 2Bd/2.5Ba C	958.20	28.75	150.00	116.92	662.53	18-Sep
16-Sep	19-Sep	3	Laquisia Marshall	Cozy 2Bd/2.5Ba C	471.30	14.14	150.00	46.07	261.09	25-Sep
20-Sep	22-Sep	2	Brian Mackey	Cozy 2Bd/2.5Ba C	452.10	13.56	150.00	43.28	245.26	25-Sep
22-Sep	25-Sep	3	Katelyn Reese	Cozy 2Bd/2.5Ba C	822.30	24.67	150.00	97.14	550.49	25-Sep
27-Sep	1-Oct	4	Amanda Gibson	Cozy 2Bd/2.5Ba C	1,226.40	36.79	150.00	155.94	883.67	2-Oct

<b>Sept. Nights Booked:</b>	<b>23</b>	<b>September Totals:</b>		6,121.15	183.64	1,200.00	710.63	4,026.88	
		Estimated Hotel Tax:		417.42		<b>Payout Before Taxes:</b>		<b>\$ 4,026.88</b>	

2-Oct	5-Oct	3	Meghan Dusanek	Cozy 2Bd/2.5Ba C	552.30	16.57	150.00	57.86	327.87	9-Oct
7-Oct	9-Oct	2	Kaitlyn Fowler	Cozy 2Bd/2.5Ba C	418.20	12.55	150.00	38.35	217.30	9-Oct
12-Oct	16-Oct	4	Brianna Cheli	Cozy 2Bd/2.5Ba C	1,316.40	39.49	150.00	169.04	957.87	16-Oct
19-Oct	23-Oct	4	Dianna Thomas	Cozy 2Bd/2.5Ba C	1,226.40	36.79	150.00	155.94	883.67	23-Oct
25-Oct	28-Oct	3	Kyle Nordhoff	Cozy 2Bd/2.5Ba C	1,092.30	32.77	150.00	136.43	773.10	30-Oct
28-Oct	1-Nov	4	Travis Smith	Cozy 2Bd/2.5Ba C	602.20	18.07	150.00	65.12	369.01	6-Nov

<b>Oct. Nights Booked:</b>	<b>20</b>	<b>October Totals:</b>		5,207.80	156.24	900.00	622.73	3,528.83	
		Estimated Hotel Tax:		356.22		<b>Payout Before Taxes:</b>		<b>\$ 3,528.83</b>	

31-Oct	2-Nov	2	Drew Dennis	Cozy 2Bd/2.5Ba C	131.39	1.29	-	19.52	110.59	6-Nov
2-Nov	4-Nov	2	Jennifer Helmer	Cozy 2Bd/2.5Ba C	984.10	29.52	150.00	120.69	683.89	6-Nov
10-Nov	13-Nov	3	Michael Mello	Cozy 2Bd/2.5Ba C	912.30	27.37	150.00	110.24	624.69	13-Nov

<b>Nov. Nights Booked</b>	<b>7</b>	<b>November Totals:</b>		2,027.79	58.18	300.00	250.44	1,419.17	
		Estimated Hotel Tax:		136.73		<b>Payout Before Taxes:</b>		<b>\$ 1,419.17</b>	

23-Dec	26-Dec	3	Sylvia Rhea	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	2-Jan
26-Dec	28-Dec	2	Yin Pang	Cozy 2Bd/2.5Ba C	319.10	9.57	150.00	23.93	135.60	2-Jan
30-Dec	3-Jan	4	Brian Moyer	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	8-Jan
7-Feb	10-Feb	3	Ashley Shogren	Cozy 2Bd/2.5Ba C	1,092.00	32.76	150.00	136.39	772.85	12-Feb
21-Apr	24-Apr	3	Gerrie Berena	Cozy 2Bd/2.5Ba C	390.30	11.71	150.00	34.29	194.30	30-Apr
26-Apr	30-Apr	4	Laci Ahrens	Cozy 2Bd/2.5Ba C	1,208.40	36.25	150.00	153.32	868.83	30-Apr
8-May	10-May	2	Ashley Mitchell	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	14-May
24-May	27-May	3	Valerie Mielke	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	28-May
27-May	31-May	4	Connor Farrell	Cozy 2Bd/2.5Ba C	470.40	14.11	150.00	45.94	260.35	4-Jun
31-May	3-Jun	3	Robbie Garrett-Stuenkel	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	4-Jun
29-Jun	6-Jul	7	Justin Korba	Cozy 2Bd/2.5Ba C	1,377.00	41.31	150.00	177.85	1,007.84	9-Jul

		<b>38</b>	<b>Additional Bookings Totals:</b>		8,284.70	248.54	1,650.00	957.92	5,428.24	
							<b>Payout Before Taxes:</b>		<b>\$ 5,428.24</b>	