

September 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*
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
21-Sep	23-Sep	2	Erin Baker	Tennessee Condo at Dwell...	485.58	6.30	175.00	30.43	273.85	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
<i>1 night in August</i>										
TOTALS:		27			9,890.28	288.45	1,575.00	802.68	7,224.15	

Nights Booked		Total Revenue:	9,890.28
27	90%	Total Expenses:	2,666.13
		Property Maintenance/Service Fees:	
		Owner's September Net:	\$ 7,224.15
		Hotel Taxes Due for September**:	\$ 649.05

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 10/10/18

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
October	8,537.40	\$ 6,193.15
November	4,729.60	\$ 3,341.44
December	4,124.40	\$ 2,970.60
Additional Bookings	27,976.81	\$ 22,893.04

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 10/10/18

	Gross Revenue	Owner Net
Past Months	69,957.89	\$ 50,352.88
Future Bookings	45,368.21	\$ 35,398.23
Totals:	\$ 115,326.10	\$ 85,751.11

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

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
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

Oct. Nights Booked:	26	October Totals:		8,537.40	256.12	1,400.00	688.13	6,193.15	
		Estimated Hotel Tax:		567.00		Payout Before Taxes:		\$ 6,193.15	

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

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

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

Dec. Nights Booked:	17	December Totals:		4,124.40	123.73	700.00	330.07	2,970.60	
		Estimated Hotel Tax:		285.01		Payout Before Taxes:		\$ 2,970.60	

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
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
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
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
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

	108	Additional Bookings:	27,976.81	830.76	4,725.00	2,213.60	22,893.04	
		Estimated Hotel Tax:			Payout Before Taxes:		\$ 22,893.04	