

August 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*
5-Aug	7-Aug	2	Megan Price Kreitzer	Charming Townhouse v	365.00	10.95	175.00	26.86	152.19	7-Aug
7-Aug	10-Aug	3	Sarah Draheim	Charming Townhouse v	469.00	14.07	175.00	41.99	237.94	14-Aug
10-Aug	12-Aug	2	Leatha Bosier Naill	Charming Townhouse v	1,173.00	35.19	175.00	144.42	818.39	14-Aug
12-Aug	15-Aug	3	Steve Lundstram	Charming Townhouse v	470.00	14.10	175.00	42.14	238.77	21-Aug
15-Aug	18-Aug	3	Alicia Daly	Charming Townhouse v	1,172.00	35.16	175.00	144.28	817.56	21-Aug
19-Aug	22-Aug	3	Wendall Cyr	Charming Townhouse v	460.00	13.80	175.00	40.68	230.52	28-Aug
23-Aug	26-Aug	3	Caroline Lanier	Charming Townhouse v	1,068.00	32.04	175.00	129.14	731.82	28-Aug
28-Aug	31-Aug	3	Sean Cupit	Charming Townhouse v	454.00	13.62	175.00	39.81	225.57	5-Sep

1 August night reported in Sept. Booking

TOTALS:		23			5,631.00	168.93	1,400.00	609.31	3,452.76	
----------------	--	-----------	--	--	-----------------	---------------	-----------------	---------------	-----------------	--

Nights Booked		Total Revenue:	5,631.00
23 Days	74%	Total Expenses:	2,178.24
		Property Maintenance/Service Fees:	\$ 300.00
		Owner's August Net:	\$ 3,152.76
		Hotel Taxes <u>Due</u> for August**:	\$ 388.60

*AC Service Call on 8/15

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 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
September	6,703.00	\$ 4,485.37
October	5,622.00	\$ 3,742.84
November	1,661.03	\$ 1,220.77
Additional Bookings	3,249.03	\$ 2,232.58

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 9/9/18

	Gross Revenue	Owner Net
Past Months	\$ 39,823.87	\$ 26,482.52
Future Bookings	\$ 17,235.06	\$ 11,681.56
Totals:	\$ 57,058.93	\$ 38,164.08

Charming Townhouse 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
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
21-Sep	24-Sep	3	Holli Winter	Charming Townhouse v	997.00	29.91	175.00	118.81	673.28	25-Sep
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

Sept. Nights Booked:	16	September Totals:	6,703.00	201.09	1,225.00	791.54	4,485.37	
		Estimated Hotel Tax:	434.14		Payout Before Taxes:	\$ 4,485.37		

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		

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:	7	November Totals:	1,661.03	49.83	175.00	215.43	1,220.77	
		Estimated Hotel Tax:	115.17		Payout Before Taxes:	\$ 1,220.77		

9-Mar	16-Mar	7	Sami Clayton	Charming Townhouse v	1,306.03	39.18	175.00	163.78	928.07	19-Mar
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

	14	Additional Bookings Totals:	3,249.03	97.47	525.00	393.98	2,232.58	
		Estimated Hotel Tax:	226.04		Payout Before Taxes:	\$ 2,232.58		