

## September 2018 Earnings - A3 Urban Oasis

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	Kelsey Hauserman	Urban Oasis - 2 mins to I	1,097.00	32.91	175.00	88.91	800.18	<b>7-Aug</b>
4-Sep	7-Sep	3	Dave OBrien	Urban Oasis - 2 mins to I	469.30	14.08	175.00	28.02	252.20	<b>14-Aug</b>
8-Sep	10-Sep	2	Diana Farrell	Urban Oasis - 2 mins to I	767.20	23.02	175.00	56.92	512.26	<b>14-Aug</b>
10-Sep	17-Sep	7	Kevin Cosgrove	Urban Oasis - 2 mins to I	1,741.55	52.25	175.00	151.43	1,362.87	<b>21-Aug</b>
20-Sep	24-Sep	4	Theresa Aberle	Urban Oasis - 2 mins to I	1,491.00	44.73	175.00	127.13	1,144.14	<b>21-Aug</b>
24-Sep	28-Sep	4	Cindy Asselstine	Urban Oasis - 2 mins to I	567.00	17.01	175.00	37.50	337.49	<b>28-Aug</b>
28-Sep	30-Sep	2	Kristin Ruzicka	Urban Oasis - 2 mins to I	1,163.00	34.89	175.00	95.31	857.80	<b>5-Sep</b>
<i>1 night in August</i>										
<b>TOTALS:</b>		<b>24</b>			<b>7,296.05</b>	<b>218.89</b>	<b>1,225.00</b>	<b>585.22</b>	<b>5,266.94</b>	

<b>Nights Booked</b>		Total Revenue:	7,296.05
24	80%	Total Expenses:	2,029.11
		Property Maintenance/Service Fees:	-
		<b>Owner's September Net:</b>	<b>\$ 5,266.94</b>
		Hotel Taxes Due for September**:	\$ 489.01

**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.

## Urban Oasis 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
<b>October</b>	6,715.45	<b>\$ 4,445.07</b>
<b>November</b>	4,571.70	<b>\$ 3,361.10</b>
<b>December</b>	4,444.30	<b>\$ 2,934.87</b>
<b>Additional Bookings</b>	29,792.15	<b>\$ 21,283.52</b>

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

### Total Bookings as of 10/10/18

	Gross Revenue	Owner Net
<b>Past Months</b>	64,723.41	<b>\$ 47,455.97</b>
<b>Future Bookings</b>	45,523.60	<b>\$ 32,024.56</b>
<b>Totals:</b>	<b>\$ 110,247.01</b>	<b>\$ 79,480.53</b>

**Urban Oasis 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	4-Oct	3	Lisa Burner	Urban Oasis - :	502.00	15.06	175.00	31.19	280.75	9-Oct
4-Oct	7-Oct	3	Juli Burt	Urban Oasis - :	1,022.00	30.66	175.00	81.63	734.71	9-Oct
7-Oct	9-Oct	2	Alicia Lowery	Urban Oasis - :	371.20	11.14	175.00	18.51	166.55	9-Oct
10-Oct	12-Oct	2	Laura Brueggen	Urban Oasis - :	371.20	11.14	175.00	18.51	166.55	16-Oct
12-Oct	14-Oct	2	Lisa Estes	Urban Oasis - :	1,163.20	34.90	175.00	95.33	857.97	16-Oct
14-Oct	17-Oct	3	Angela Solberg	Urban Oasis - :	469.30	14.08	175.00	28.02	252.20	23-Oct
18-Oct	21-Oct	3	Ashley Quinonez	Urban Oasis - :	1,022.00	30.66	175.00	81.63	734.71	23-Oct
21-Oct	23-Oct	2	Rosanne Bump	Urban Oasis - :	393.00	11.79	175.00	20.62	185.59	23-Oct
23-Oct	30-Oct	7	Ardith Peck	Urban Oasis - :	1,401.55	42.05	175.00	118.45	1,066.05	6-Nov

*1 night reported in Nov.*

<b>Oct. Nights Booked:</b>	<b>28</b>	<b>October Totals:</b>	6,715.45	201.48	1,575.00	493.90	4,445.07	
		Estimated Hotel Tax:	464.87		<b>Payout Before Taxes:</b>	<b>\$ 4,445.07</b>		

30-Oct	3-Nov	4	EricandHannah Johnson	Urban Oasis - :	963.40	28.90	175.00	75.95	683.55	6-Nov
5-Nov	11-Nov	6	Alexandria Morales	Urban Oasis - :	1,556.00	46.68	175.00	133.43	1,200.89	13-Nov
11-Nov	14-Nov	3	Kevin Trinklein	Urban Oasis - :	712.30	21.37	175.00	51.59	464.34	20-Nov
19-Nov	24-Nov	5	Heidi Zieour	Urban Oasis - :	1,340.00	40.20	175.00	112.48	1,012.32	27-Nov

<b>Nov. Nights Booked:</b>	<b>18</b>	<b>November Totals:</b>	4,571.70	137.15	700.00	373.46	3,361.10	
		Estimated Hotel Tax:	313.82		<b>Payout Before Taxes:</b>	<b>\$ 3,361.10</b>		

1-Dec	3-Dec	2	Chris Kircheim	Urban Oasis - :	933.00	27.99	175.00	73.00	657.01	4-Dec
3-Dec	7-Dec	4	Katherine Owens	Urban Oasis - :	611.00	18.33	175.00	41.77	375.90	11-Dec
10-Dec	14-Dec	4	Jennifer Sell	Urban Oasis - :	611.00	18.33	175.00	41.77	375.90	18-Dec
18-Dec	21-Dec	3	Patrick McAnaw	Urban Oasis - :	469.30	14.08	175.00	28.02	252.20	26-Dec
23-Dec	28-Dec	5	Glenn Lawless	Urban Oasis - :	720.00	21.60	175.00	52.34	471.06	2-Jan
28-Dec	30-Dec	2	Merrie Freeman	Urban Oasis - :	1,100.00	33.00	175.00	89.20	802.80	2-Jan

<b>Dec. Nights Booked:</b>	<b>20</b>	<b>December Totals:</b>	4,444.30	133.33	1,050.00	326.10	2,934.87	
		Estimated Hotel Tax:	311.32		<b>Payout Before Taxes:</b>	<b>\$ 2,934.87</b>		

31-Dec	2-Jan	2	Cassi Dees	Urban Oasis - :	371.20	11.14	175.00	18.51	166.55	2-Jan
14-Feb	18-Feb	4	Teri Whiteman	Urban Oasis - :	1,539.40	46.18	175.00	131.82	1,186.40	19-Feb

20-Feb	24-Feb	4	Lori Lange	Urban Oasis - 2	3,000.00	90.00	175.00	273.50	2,461.50	26-Feb
3-Mar	7-Mar	4	Ariel Babcock	Urban Oasis - 2	611.00	18.33	175.00	41.77	375.90	12-Mar
9-Mar	16-Mar	7	Danielle Zina	Urban Oasis - 2	1,557.25	46.72	175.00	133.55	1,201.98	19-Mar
16-Mar	19-Mar	3	Leah Casey	Urban Oasis - 2	955.30	28.66	175.00	75.16	676.48	19-Mar
22-Mar	25-Mar	3	Taylor Kannengieszer	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	26-Mar
28-Mar	31-Mar	3	Katie Bashore	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	2-Apr
31-Mar	2-Apr	2	Abe Nasser	Urban Oasis - 2	371.20	11.14	175.00	18.51	166.55	2-Apr
3-Apr	5-Apr	2	Craig Wolterman	Urban Oasis - 2	371.20	11.14	175.00	18.51	166.55	9-Apr
5-Apr	8-Apr	3	Michelle Parlin	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	9-Apr
8-Apr	11-Apr	3	Lisa Collison	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	16-Apr
11-Apr	14-Apr	3	Erica McGillick	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	16-Apr
15-Apr	18-Apr	3	Stacey Williams	Urban Oasis - 2	469.00	14.07	175.00	27.99	251.94	23-Apr
18-Apr	21-Apr	3	Katey Lining	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	23-Apr
21-Apr	24-Apr	3	Jonathan Wilks	Urban Oasis - 2	469.00	14.07	175.00	27.99	251.94	30-Apr
25-Apr	27-Apr	2	Julie And Tim James	Urban Oasis - 2	857.20	25.72	175.00	65.65	590.83	30-Apr
29-Apr	2-May	3	Laura Sales	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	7-May
6-May	9-May	3	Christy Shumaker-Seaton	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	14-May
9-May	11-May	2	Gloria Chuang	Urban Oasis - 2	857.20	25.72	175.00	65.65	590.83	14-May
16-May	20-May	4	Lesley Monday	Urban Oasis - 2	1,539.00	46.17	175.00	131.78	1,186.05	21-May
24-May	27-May	3	Katie Byrne	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	28-May
18-Jun	21-Jun	3	Gwen Kennedy	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	25-Jun
1-Jul	5-Jul	4	Rachel Branum	Urban Oasis - 2	567.40	17.02	175.00	37.54	337.84	9-Jul
1-Aug	4-Aug	3	Jamie Levecque	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	
9-Aug	12-Aug	3	Kimberly Kulesza	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	13-Aug
25-Aug	29-Aug	4	Marj Nicholson	Urban Oasis - 2	567.40	17.02	175.00	37.54	337.84	
29-Aug	1-Sep	3	Stacy Hengemihle	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	
8-Sep	11-Sep	3	Katarina Johnson	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	
18-Sep	20-Sep	2	Gary Grieves	Urban Oasis - 2	371.20	11.14	175.00	18.51	166.55	

	94	<b>Additional Bookings:</b>	29,792.15	893.80	5,250.00	2,364.84	21,283.52	
		Estimated Hotel Tax:			<b>Payout Before Taxes:</b>		<b>\$ 21,283.52</b>	