

August 2018 Earnings - Diamond in the Rough

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*
31-Jul	2-Aug	2	Jackie Stoner	Nashville's 'Diamond in the Rough'	296.00	8.88	175.00	16.82	95.30	7-Aug
2-Aug	5-Aug	3	Danielle Doladee	Nashville's 'Diamond in the Rough'	1,424.00	42.72	175.00	180.94	1,025.34	7-Aug
7-Aug	9-Aug	2	Amber Mena	Nashville's 'Diamond in the Rough'	352.00	10.56	175.00	24.97	141.47	14-Aug
9-Aug	13-Aug	4	Gena Andrews	Nashville's 'Diamond in the Rough'	1,623.00	48.69	175.00	209.90	1,189.41	14-Aug
16-Aug	20-Aug	4	Jordan Robichaux	Nashville's 'Diamond in the Rough'	1,146.00	34.38	175.00	140.49	796.13	21-Aug
23-Aug	26-Aug	3	Olivia Blackwell	Nashville's 'Diamond in the Rough'	929.00	27.87	175.00	108.92	617.21	28-Aug
31-Aug	3-Sep	3	Kelsey Griffin	Nashville's 'Diamond in the Rough'	929.00	27.87	175.00	108.92	617.21	5-Sep
<i>2 nights fell into September</i>										
TOTALS:		19			6,699.00	200.97	1,225.00	790.95	\$ 4,482.08	

Nights Booked		Total Revenue:	6,699.00
19 Days	61%	Total Expenses:	2,216.92
		Property Maintenance/Service Fees:	\$ -
		Owner's August Net:	\$ 4,482.08
		Hotel Taxes <u>Due</u> for August**:	\$ 441.40

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.

Diamond in the Rough 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	5,430.00	\$ 3,584.54
October	5,663.00	\$ 3,776.64
November	2,164.00	\$ 2,164.00
December	1,408.00	\$ 1,012.15

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 9/1/18

	Gross Revenue	Owner Net
Past Months	\$ 21,150.84	\$ 14,046.13
Future Bookings	\$ 19,879.00	\$ 13,795.01
Totals:	\$ 41,029.84	\$ 27,841.15

Diamond in the Rough 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
7-Sep	8-Sep	1	Matthew Mattingly	Nashville's 'Diamond i	598.00	17.94	175.00	60.76	344.30	11-Sep
9-Sep	12-Sep	3	Christopher Lee	Nashville's 'Diamond i	536.00	16.08	175.00	51.74	293.18	18-Sep
14-Sep	16-Sep	2	Brittany Showalter	Nashville's 'Diamond i	1,050.00	31.50	175.00	126.53	716.98	18-Sep
19-Sep	24-Sep	5	Melanie Fekete	Nashville's 'Diamond i	1,652.00	49.56	175.00	214.12	1,213.32	25-Sep
26-Sep	29-Sep	3	Bryce Fox	Nashville's 'Diamond i	729.00	21.87	175.00	79.82	452.31	2-Oct
29-Sep	1-Oct	2	Dale Archer	Nashville's 'Diamond i	865.00	25.95	175.00	99.61	564.44	2-Oct

Sept. Nights Booked:	16	September Totals:	5,430.00	162.90	1,050.00	632.57	3,584.54	
		Estimated Hotel Tax:	359.28		Payout Before Taxes:		\$ 3,584.54	

2-Oct	5-Oct	3	Jennifer Drum	Nashville's 'Diamond i	536.00	16.08	175.00	51.74	293.18	9-Oct
5-Oct	9-Oct	4	Abby Lasch	Nashville's 'Diamond i	1,292.00	38.76	175.00	161.74	916.50	9-Oct
12-Oct	15-Oct	3	Grace Ouellet	Nashville's 'Diamond i	1,278.00	38.34	175.00	159.70	904.96	16-Oct
17-Oct	20-Oct	3	Mathew Wheeler	Nashville's 'Diamond i	597.00	17.91	175.00	60.61	343.48	23-Oct
20-Oct	24-Oct	4	Toni Pahl Geiger	Nashville's 'Diamond i	750.00	22.50	175.00	82.88	469.63	30-Oct
30-Oct	4-Nov	5	Cami Hathaway	Nashville's 'Diamond i	1,210.00	36.30	175.00	149.81	848.90	6-Nov

3 nights fall into November

Oct. Nights Booked:	19	October Totals:	5,663.00	169.89	1,050.00	666.47	3,776.64	
		Estimated Hotel Tax:	380.48		Payout Before Taxes:		\$ 3,776.64	

8-Nov	11-Nov	3	John Karnowski	Nashville's 'Diamond i	900.00	27.00	175.00	104.70	593.30	13-Nov
21-Nov	25-Nov	4	John Wysong	Nashville's 'Diamond i	1,264.00	37.92	175.00	157.66	893.42	27-Nov

Nov. Nights Booked:	7	November Totals:	2,164.00	64.92	350.00	262.36	1,486.72	
		Estimated Hotel Tax:	144.74		Payout Before Taxes:		\$ 1,486.72	

24-Dec	30-Dec	6	Crystal Gulley	Nashville's 'Diamond i	1,408.00	42.24	175.00	178.61	1,012.15	2-Jan
30-Dec	1-Jan	2	Scott Anderson	Nashville's 'Diamond i	480.00	14.40	175.00	43.59	247.01	2-Jan
15-Apr	18-Apr	3	Josh Taylor	Nashville's 'Diamond i	447.00	13.41	175.00	38.79	219.80	23-Apr
21-Apr	24-Apr	3	Maryann Wiley	Nashville's 'Diamond i	447.00	13.41	175.00	38.79	219.80	30-Apr
24-Apr	27-Apr	3	Hugh Kromer	Nashville's 'Diamond i	798.00	23.94	175.00	89.86	509.20	30-Apr
18-May	23-May	5	DaveandBarbara Scott	Nashville's 'Diamond i	996.00	29.88	175.00	118.67	672.45	28-May
24-May	27-May	3	Angela McCune	Nashville's 'Diamond i	1,149.00	34.47	175.00	140.93	798.60	28-May
2-Jul	6-Jul	4	Elaine Stedman	Nashville's 'Diamond i	897.00	26.91	175.00	104.26	590.83	9-Jul

Additional Bookings:	29		6,622.00	198.66	1,400.00	753.50	4,269.84	
		Estimated Hotel Tax:	461.87		Payout Before Taxes:		\$ 4,269.84	