

October 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*
10/2/2018	10/5/2018	3	Meghan Dusanek	Cozy 2Bd/2.5Ba Condo 1	552.30	16.57	150.00	57.86	327.87	9-Oct
10/7/2018	10/9/2018	2	Kaitlyn Fowler	Cozy 2Bd/2.5Ba Condo 1	418.20	12.55	150.00	38.35	217.30	9-Oct
10/10/2018	10/12/2018	2	Martha Hall	Cozy 2Bd/2.5Ba Condo 1	352.30	10.57	150.00	28.76	162.97	16-Oct
10/12/2018	10/16/2018	4	Brianna Cheli	Cozy 2Bd/2.5Ba Condo 1	1,316.40	39.49	150.00	169.04	957.87	16-Oct
10/17/2018	10/19/2018	2	Taylor Vansant	Cozy 2Bd/2.5Ba Condo 1	376.10	11.28	150.00	32.22	182.60	23-Oct
10/19/2018	10/23/2018	4	Dianna Thomas	Cozy 2Bd/2.5Ba Condo 1	1,226.40	36.79	150.00	155.94	883.67	23-Oct
10/23/2018	10/25/2018	2	David Harder	Cozy 2Bd/2.5Ba Condo 1	364.20	10.93	150.00	30.49	172.78	30-Oct
10/25/2018	10/28/2018	3	Kyle Nordhoff	Cozy 2Bd/2.5Ba Condo 1	1,092.30	32.77	150.00	136.43	773.10	30-Oct
10/28/2018	11/1/2018	4	Travis Smith	Cozy 2Bd/2.5Ba Condo 1	602.20	18.07	150.00	65.12	369.01	6-Nov

TOTALS:		26			6,300.40	189.02	1,350.00	714.21	4,047.17	
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Nights Booked		Total Revenue:	6,300.40
26	84%	Total Expenses:	2,253.23
		Property Maintenance/Service Fees:	-
		Owner's October Net:	\$ 4,047.17
		Hotel Taxes Due for October**:	\$ 435.46

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 11/10/18

Upcoming Months	Gross Revenue	Expected Net*
	Nightly Rate + Guests' Cleaning Fees	Gross minus Cleaning and Linens Expense, Airbnb Site Hosting Fee, McSwain Management Fee
November	4,101.14	\$ 2,873.65
December	2,792.90	\$ 1,665.25
Additional Bookings	13,103.70	\$ 8,763.99

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 11/10/18

	Gross Revenue	Owner Net
Past Months	57,782.80	\$ 38,874.68
Future Bookings	\$ 19,997.74	\$ 13,302.89
Totals:	\$ 77,780.54	\$ 52,177.57

Cozy 2Bd/2.5Ba Upcoming Months Bookings' as of 11/10/18

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-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
7-Nov	10-Nov	3	Dylan Lee	Cozy 2Bd/2.5Ba C	669.65	20.09	150.00	74.93	424.63	13-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
17-Nov	24-Nov	7	Brenda Stokes	Cozy 2Bd/2.5Ba C	1,403.70	42.11	150.00	181.74	1,029.85	27-Nov

Nov. Nights Booked	17	November Totals:	4,101.14	120.38	600.00	507.11	2,873.65	
		Estimated Hotel Tax:	183.61		Payout Before Taxes:		\$ 2,873.65	

30-Nov	2-Dec	2	Rachel Taylor	Cozy 2Bd/2.5Ba C	813.10	24.39	150.00	95.81	542.90	4-Dec
6-Dec	10-Dec	4	Lauren Peckham	Cozy 2Bd/2.5Ba C	800.00	24.00	150.00	93.90	532.10	18-Dec
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

Dec. Nights Booked	15	December Totals:	2,792.90	83.78	750.00	293.87	1,665.25	
		Estimated Hotel Tax:	183.61		Payout Before Taxes:		\$ 1,665.25	

15-Jan	18-Jan	3	Gail Spencer	Cozy 2Bd/2.5Ba C	403.65	12.11	150.00	36.23	205.31	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
10-Feb	15-Feb	5	Bryce Unruh	Cozy 2Bd/2.5Ba C	572.75	17.18	150.00	60.84	344.73	19-Feb
17-Feb	21-Feb	4	Kara Viviani	Cozy 2Bd/2.5Ba C	488.20	14.65	150.00	48.53	275.02	26-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
24-Apr	26-Apr	2	Peter Murtagh	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	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
2-May	5-May	3	Jilliam Boylan	Cozy 2Bd/2.5Ba C	1,128.30	33.85	150.00	141.67	802.78	7-May
6-May	8-May	2	Greg Booley	Cozy 2Bd/2.5Ba C	310.20	9.31	150.00	22.63	128.26	14-May
8-May	10-May	3	Jaime Hagerman	Cozy 2Bd/2.5Ba C	759.30	22.78	150.00	87.98	498.54	14-May
17-May	20-May	3	Kayla Johnston	Cozy 2Bd/2.5Ba C	1,128.00	33.84	150.00	141.62	802.54	21-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
11-Jul	15-Jul	4	Chloe Burke	Cozy 2Bd/2.5Ba C	1,208.40	36.25	150.00	153.32	868.83	16-Jul

	86	Additional Bookings Totals:	13,103.70	393.12	2,400.00	1,546.59	8,763.99	
					Payout Before Taxes:		\$ 8,763.99	