

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

1 night reported in Nov.

TOTALS:		28			6,715.45	201.48	1,575.00	493.90	4,445.07	
----------------	--	-----------	--	--	-----------------	---------------	-----------------	---------------	-----------------	--

Nights Booked		Total Revenue:	6,715.45
28	93%	Total Expenses:	2,270.38
		Property Maintenance/Service Fees:	-
		Owner's October Net:	\$ 4,445.07
		Hotel Taxes Due for October**:	\$ 464.87

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 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	6,263.00	\$ 4,522.60
December	4,444.30	\$ 2,934.87
Additional Bookings	32,581.45	\$ 23,246.07

**Hotel Taxes are not reflected in Expected Net

Total Bookings as of 11/10/18

	Gross Revenue	Owner Net
Past Months	71,438.86	\$ 52,722.91
Future Bookings	43,288.75	\$ 30,703.54
Totals:	\$ 114,727.61	\$ 83,426.45

Urban Oasis 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 10%	Owner's Payout	Payout Date
30-Oct	3-Nov	4	EricandHannah Johnson	Urban Oasis - :	963.40	28.90	175.00	75.95	683.55	6-Nov
3-Nov	4-Nov	1	Andria Channels	Urban Oasis - :	349.00	10.47	175.00	16.35	147.18	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
15-Nov	18-Nov	3	Thomas Fortin	Urban Oasis - :	1,342.30	40.27	175.00	112.70	1,014.33	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

Nov. Nights Booked:	22	November Totals:	6,263.00	187.89	1,050.00	502.51	4,522.60	
		Estimated Hotel Tax:	423.26		Payout Before Taxes:		\$ 4,522.60	

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

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

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 - :	3,000.00	90.00	175.00	273.50	2,461.50	26-Feb
3-Mar	7-Mar	4	Ariel Babcock	Urban Oasis - :	611.00	18.33	175.00	41.77	375.90	12-Mar
9-Mar	16-Mar	7	Danielle Zina	Urban Oasis - :	1,557.25	46.72	175.00	133.55	1,201.98	19-Mar
16-Mar	19-Mar	3	Leah Casey	Urban Oasis - :	955.30	28.66	175.00	75.16	676.48	19-Mar
22-Mar	25-Mar	3	Taylor Kannengieszer	Urban Oasis - :	1,441.30	43.24	175.00	122.31	1,100.75	26-Mar
26-Mar	28-Mar	2	Lisa Leaman	Urban Oasis - :	393.00	11.79	175.00	20.62	185.59	2-Apr
28-Mar	31-Mar	3	Katie Bashore	Urban Oasis - :	1,441.30	43.24	175.00	122.31	1,100.75	2-Apr
31-Mar	2-Apr	2	Abe Nasser	Urban Oasis - :	371.20	11.14	175.00	18.51	166.55	2-Apr
3-Apr	5-Apr	2	Craig Wolterman	Urban Oasis - :	371.20	11.14	175.00	18.51	166.55	9-Apr
5-Apr	8-Apr	3	Michelle Parlin	Urban Oasis - :	1,441.30	43.24	175.00	122.31	1,100.75	9-Apr
8-Apr	11-Apr	3	Lisa Collison	Urban Oasis - :	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
2-May	5-May	3	Pete Kline	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	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
11-May	14-May	3	Kelcey Pepe	Urban Oasis - 2	955.00	28.65	175.00	75.14	676.22	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	6-Aug
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	4-Sep
29-Aug	1-Sep	3	Stacy Hengemihle	Urban Oasis - 2	1,441.30	43.24	175.00	122.31	1,100.75	4-Sep
8-Sep	11-Sep	3	Katarina Johnson	Urban Oasis - 2	469.30	14.08	175.00	28.02	252.20	17-Sep
18-Sep	20-Sep	2	Gary Grieves	Urban Oasis - 2	371.20	11.14	175.00	18.51	166.55	24-Sep

	102	Additional Bookings:	32,581.45	977.48	5,775.00	2,582.90	23,246.07	
		Estimated Hotel Tax:			Payout Before Taxes:		\$ 23,246.07	