

## November 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*
8-Nov	11-Nov	3	John Karnowski	Nashville's 'Diamond in the Rough'	900.00	27.00	175.00	104.70	593.30	13-Nov
11-Nov	12-Nov	1	Jessica Jackson	Nashville's 'Diamond in the Rough'	274.00	8.22	175.00	13.62	77.16	14-Nov
16-Nov	19-Nov	3	Kristine Po	Nashville's 'Diamond in the Rough'	711.00	21.33	175.00	77.20	437.47	20-Nov
21-Nov	25-Nov	4	John Wysong	Nashville's 'Diamond in the Rough'	1,264.00	37.92	175.00	157.66	893.42	27-Nov
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*\*3 nights recorded in Oct., 2 recorded in Dec.*

<b>TOTALS:</b>		<b>16</b>			<b>3,149.00</b>	<b>94.47</b>	<b>700.00</b>	<b>353.18</b>	<b>2,001.35</b>	
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<b>Nights Booked</b>		Total Revenue:	3,149.00
<b>16</b>	<b>53%</b>	Total Expenses:	1,147.65
		Property Maintenance/Service Fees:	<b>\$ 25.00</b>
		Hotel Tax:	<b>\$ 225.16</b>
		<b>Owner's November Net:</b>	<b>\$ 1,751.19</b>

\* \$25 Service Fee for Monthly Hotel Tax Processing

**NOTE:**

\*Payouts are made each Tuesday and process overnight. Bank holidays may delay processing.

## Diamond in the Rough PROJECTIONS OVERVIEW - As of 12/20/18

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>December</b>	5,095.00	<b>\$ 2,817.49</b>
<b>January</b>	1,662.00	<b>\$ 811.34</b>
<b>February</b>	838.00	<b>\$ 482.91</b>
<b>Additional Bookings</b>	14,091.00	<b>\$ 8,940.53</b>

### Total Bookings as of 12/20/18

	Gross Revenue	Owner Net
<b>Past Months</b>	\$ 35,000.84	<b>\$ 22,835.29</b>
<b>Future Bookings</b>	\$ 21,686.00	<b>\$ 13,052.27</b>
<b>Totals:</b>	<b>\$ 56,686.84</b>	<b>\$ 35,887.56</b>

**Diamond in the Rough Upcoming Months Bookings' as of 12/20/18**

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
29-Nov	2-Dec	3	Nick Lima	Nashville's 'Diamond i	827.00	24.81	175.00	94.08	533.11	4-Dec
7-Dec	10-Dec	3	Mike Keeney	Nashville's 'Diamond i	692.00	20.76	175.00	74.44	421.80	11-Dec
14-Dec	17-Dec	3	Mattie Coe	Nashville's 'Diamond i	705.00	21.15	175.00	76.33	432.52	18-Dec
18-Dec	22-Dec	4	Lindsey Burton	Nashville's 'Diamond i	506.00	15.18	175.00	47.37	268.45	26-Dec
22-Dec	24-Dec	2	Quiarra Johnson	Nashville's 'Diamond i	477.00	14.31	175.00	43.15	244.54	26-Dec
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
<b>Dec. Nights Booked:</b>		<b>17</b>	<b>December Totals:</b>		<b>5,095.00</b>	<b>152.85</b>	<b>1,225.00</b>	<b>557.57</b>	<b>3,159.58</b>	
			Estimated Hotel Tax:		342.09		<b>Payout Before Taxes:</b>		<b>\$ 3,159.58</b>	
4-Jan	6-Jan	2	Jennifer Wheatley Pendle	Nashville's 'Diamond i	508.00	15.24	175.00	47.66	270.10	8-Jan
11-Jan	13-Jan	2	Brady Black	Nashville's 'Diamond i	581.00	17.43	175.00	58.29	330.28	15-Jan
18-Jan	20-Jan	2	Quinn Snyder	Nashville's 'Diamond i	573.00	17.19	175.00	57.12	323.69	22-Jan
<b>Jan. Nights Booked:</b>		<b>6</b>	<b>January Totals:</b>		<b>1,662.00</b>	<b>49.86</b>	<b>525.00</b>	<b>163.07</b>	<b>924.07</b>	
			Estimated Hotel Tax:		112.73		<b>Payout Before Taxes:</b>		<b>\$ 924.07</b>	
2/1/19	2/4/18	4	Ken Ciantar	Nashville's 'Diamond i	838.00	25.14	175.00	95.68	542.18	5-Feb
<i>*1 night reported in March</i>										
<b>Feb. Nights Booked</b>		<b>4</b>	<b>February Totals:</b>		<b>838.00</b>	<b>25.14</b>	<b>175.00</b>	<b>95.68</b>	<b>542.18</b>	
			Estimated Hotel Tax:		59.27		<b>Payout Before Taxes:</b>		<b>\$ 542.18</b>	
2/28/19	3/3/18	3	Hannah Peavy	Nashville's 'Diamond i	738.00	22.14	175.00	81.13	459.73	5-Mar
3-Mar	8-Mar	5	Alison Beck	Nashville's 'Diamond i	670.00	20.10	175.00	71.24	403.67	12-Mar
8-Mar	11-Mar	3	Maizee Freeman	Nashville's 'Diamond i	1,174.00	35.22	175.00	144.57	819.21	12-Mar
11-Mar	15-Mar	4	Aubrey Henning	Nashville's 'Diamond i	571.00	17.13	175.00	56.83	322.04	19-Mar
16-Mar	20-Mar	4	B Lynn Bennett-Bendewalk	Nashville's 'Diamond i	922.00	27.66	175.00	107.90	611.44	26-Mar
27-Mar	30-Mar	3	Ashley Showers	Nashville's 'Diamond i	823.00	24.69	175.00	93.50	529.81	2-Apr
1-Apr	6-Apr	5	Mary DeMelo	Nashville's 'Diamond i	1,021.00	30.63	175.00	122.31	693.06	9-Apr
13-Apr	15-Apr	2	Tim Stoddart	Nashville's 'Diamond i	724.00	21.72	175.00	79.09	448.19	16-Apr
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	<b>30-Apr</b>
2-May	5-May	3	Katherine Huiskamp	Nashville's 'Diamond i	1,174.00	35.22	175.00	144.57	819.21	<b>7-May</b>
8-May	11-May	3	Melissa Sampson	Nashville's 'Diamond i	823.00	24.69	175.00	93.50	529.81	<b>14-May</b>
18-May	23-May	5	DaveandBarbara Scott	Nashville's 'Diamond i	996.00	29.88	175.00	118.67	672.45	<b>28-May</b>
2-Jul	6-Jul	4	Elaine Stedman	Nashville's 'Diamond i	897.00	26.91	175.00	104.26	590.83	<b>9-Jul</b>
16-Jul	20-Jul	4	Tegan Willis	Nashville's 'Diamond i	922.00	27.66	175.00	107.90	611.44	<b>23-Jul</b>
4-Aug	7-Aug	3	Alyssa Brown	Nashville's 'Diamond i	472.00	14.16	175.00	42.43	240.41	<b>13-Aug</b>
18-Aug	21-Aug	3	Amber Haskins	Nashville's 'Diamond i	472.00	14.16	175.00	42.43	240.41	<b>27-Aug</b>

	<b>63</b>	<b>Additional Bookings:</b>	14,091.00	422.73	3,150.00	1,577.74	8,940.53	
		Estimated Hotel Tax:			<b>Payout Before Taxes:</b>		<b>\$ 8,940.53</b>	