



*Devonshire*  
PLACE  
OUTER BANKS • KILL DEVIL HILLS, NC

### Annual Rental Projection

Somerset Model Devonshire Place  
3 Bedroom FlexStay Home  
Kill Devil Hills | North Carolina

RENTAL INCOME	Year 1	Year 2	Year 3
Gross Average Daily Rental Rate	\$ 241.49	\$ 247.53	\$ 253.71
Night Occupied	139	142	144
Number of Rental Stays	35	36	36
Average Length of Stay	3.97	3.94	4.00
<b>Gross Rental Income (GRI)</b>	<b>\$ 33,567</b>	<b>\$ 35,149</b>	<b>\$ 36,535</b>
Turnover Cleaning & Linen Fees	\$ 4,375	\$ 4,500	\$ 4,500
Net Rental Income	\$ 29,192	\$ 30,649	\$ 32,035
<b>EXPENSES</b>			
15% Rental Commission	\$ 4,379	\$ 4,597	\$ 4,805
KEEKare Maint Program	\$ 339	\$ 349	\$ 360
Daily Concierge Fee	\$ -	\$ -	\$ -
Annual Deep Cleaning Fee	\$ 313	\$ 322	\$ 332
<b>Total</b>	<b>\$ 5,030</b>	<b>\$ 5,268</b>	<b>\$ 5,496</b>
<b>GROSS OPERATING INCOME</b>	<b>\$ 24,162</b>	<b>\$ 25,380</b>	<b>\$ 26,538</b>

\*Net Rental Income equals Gross Rental Income minus Cleaning Fees. Cleaning Fees are based on \$125 fee per arrival clean. Cleaning fee includes cleaning of unit, linens/towels (owned & supplied by KEES, and guest supplies (paper products, shampoos, soaps, coffees, laundry & dish cleaning supplies).

Data listed above is based on historical performance and/or market analysis with comparable inventory in the KEES program. KEES cannot guarantee occupancy, rental rates, or net income potential shown above. This projection is not to be used for lending purposes and intended for the purpose of listing the property for rent with KEES Vacations. This projection assumes full year and unlimited calendar availability.

**For information about joining the KEES Program, please contact:**

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