



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
Gross Rental Income (GRI)	\$	33,567	\$ 35,149	\$ 36,535
Turnover Cleaning & Linen Fees	\$	4,375	\$ 4,500	\$ 4,500
Net Rental Income	\$	29,192	\$ 30,649	\$ 32,035
EXPENSES				
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
Total	\$	5,030	\$ 5,268	\$ 5,496
GROSS OPERATING INCOME	\$	24,162	\$ 25,380	\$ 26,538

*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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