

– BEACON VILLAS MULTI-NIGHT RENTAL OPTIONS –



Annual Rental Projection

4 Bedroom Vacation Home
Beacon Villas at Corolla Light | Corolla

RENTAL INCOME		Year 1	Year 2	Year 3
Gross Average Daily Rental Rate	\$	340.72	\$ 349.24	\$ 357.97
Night Occupied		154	156	160
Gross Rental Income (GRI)	\$	52,440	\$ 54,481	\$ 57,275
Net Rental Income	\$	46,202	\$ 47,943	\$ 50,402
EXPENSES				
15% Rental Commission	\$	6,930	\$ 7,191	\$ 7,560
GROSS OPERATING INCOME	\$	39,271	\$ 40,752	\$ 42,842

*Net Rental Income equals Gross Rental Income minus Cleaning Fees. Cleaning Fees are based on \$195 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. This projection assumes full year availability.

For information about joining the KEES Program, please contact:
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