

3780 HOLLY DRIVE

5 Bedroom • 4.0 Bath • Sleeps 14



Projected Net Revenue Breakdown:

The projections below assume zero owner-occupied days and a strategy focused on optimized income. Through maximizing occupancy, effective marketing, and dynamic pricing, Outpost has been able to significantly exceed the numbers of its competitors - sometimes by 50 to 100 percent.

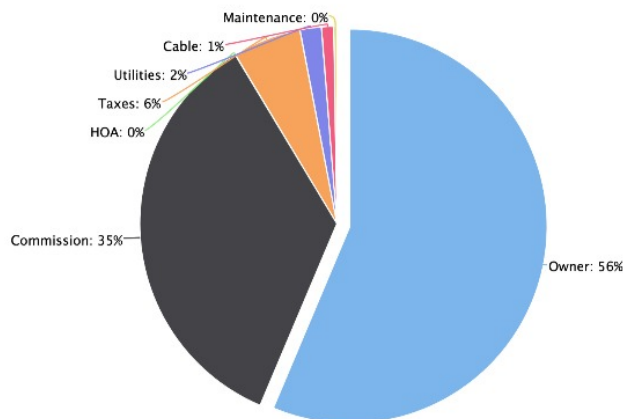
SEASON	PRICE PER NIGHT	NIGHTS PER SEASON	RENT & COMMISSIONS
Early Ski	\$499	5	\$2,495
Holiday	\$2,499	10	\$24,990
Ski Value	\$999	5	\$4,995
Ski Season	\$1,499	50	\$74,950
Off Season	\$499	5	\$2,495
Summer Value	\$749	10	\$7,490
Summer	\$1,249	55	\$68,695
Shoulder Season	\$749	15	\$11,235
Fall	\$499	5	\$2,495
			\$199,840

DISCLAIMER:

This document includes forecasts and projections that represent Outpost's assumptions and expectations in light of currently available information. Outpost's actual performance results may differ from those projected. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts.

Estimated Net Income Breakdown:

INPUTED VARIABLES	RESULTS
Net Rent	\$199,840
Management Fee	35%
HOA Fee	\$0
Property Taxes	\$11,238
Utilities	\$3,500
Cable	\$2,000
Maintenance	\$500
Net Income	\$112,658
Net Yield	3.22%
Closing / List Price	\$3,500,000



Yield Analysis:

PRICE VS. YIELD	
\$3,750,000	3.00%
\$3,500,000	3.22%
\$3,250,000	3.47%
\$3,500,000	3.22%
\$2,750,000	4.10%
\$2,500,000	4.51%
\$2,250,000	5.01%

COMMISSION VS. YIELD	
44%	2.71%
41%	2.88%
38%	3.05%
35%	3.22%
35%	3.22%
32%	3.39%
29%	3.56%

NET REV VS. YIELD	
\$170,000	2.67%
\$180,000	2.85%
\$190,000	3.04%
\$199,840	3.22%
\$210,000	3.41%
\$220,000	3.59%
\$230,000	3.78%



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