

3570 HOLLY DRIVE

5 Bedroom • 5 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.

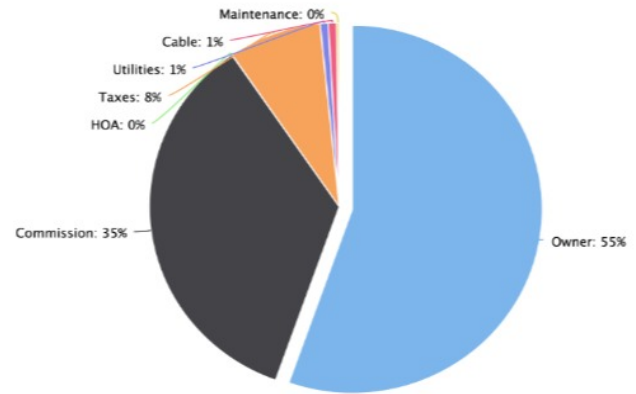
SEASON	PRICE PER NIGHT	NIGHTS PER SEASON	RENT & COMMISSIONS
Early Ski	\$999	5	\$4,995
Holiday	\$2,749	10	\$27,490
Ski Value	\$1,499	5	\$7,495
Ski Season	\$1,999	65	\$129,935
Off Season	\$749	5	\$3,745
Summer Value	\$849	10	\$8,490
Summer	\$949	55	\$52,195
Shoulder Season	\$799	15	\$11,985
Fall	\$749	5	\$3,745
			\$250,075

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	\$250,075	Net Rent	\$250,075
Management Fee	35%	Management Fee	\$75,694
HOA Fee	\$0	HOA Fee	\$0
Property Taxes	\$17,156	Property Taxes	\$17,156
Utilities	\$1,500	Utilities	\$1,500
Cable	\$1,500	Cable	\$1,500
Maintenance	\$500	Maintenance	\$500
		Net Income	\$119,919
		Net Yield	2.82%
Closing / List Price	\$4,250,000		



Yield Analysis:

PRICE VS. YIELD		COMMISSION VS. YIELD		NET REV VS. YIELD	
\$4,325,000	2.77%	44%	2.36%	\$235,000	2.61%
\$4,300,000	2.79%	41%	2.51%	\$240,000	2.68%
\$4,275,000	2.81%	38%	2.67%	\$245,000	2.75%
\$4,250,000	2.82%	35%	2.82%	\$250,075	2.82%
\$4,225,000	2.84%	32%	2.97%	\$255,000	2.89%
\$4,200,000	2.86%	29%	3.13%	\$260,000	2.96%
\$4,175,000	2.87%	26%	3.28%	\$265,000	3.03%



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