

# TETON PINES PROSPECTOR

3 Bedroom • 3.0 Bath • Sleeps 8



## 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.

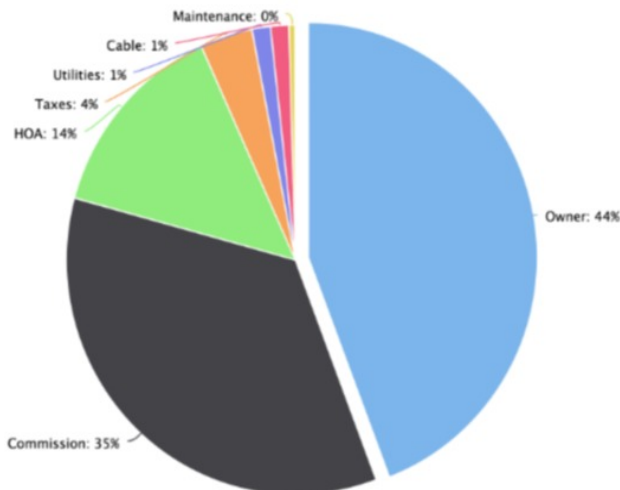
| SEASON          | PRICE PER NIGHT | NIGHTS PER SEASON | RENT & COMMISSIONS |
|-----------------|-----------------|-------------------|--------------------|
| Early Ski       | \$549           | 5                 | \$2,745            |
| Holiday         | \$849           | 10                | \$8,490            |
| Ski Value       | \$499           | 5                 | \$2,495            |
| Ski Season      | \$699           | 55                | \$38,445           |
| Off Season      | \$449           | 5                 | \$2,245            |
| Summer Value    | \$599           | 20                | \$11,980           |
| Summer          | \$699           | 55                | \$38,445           |
| Shoulder Season | \$549           | 15                | \$8,235            |
| Fall            | \$499           | 5                 | \$2,495            |
|                 |                 |                   | <b>\$115,575</b>   |

### 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                    | \$115,575          | Net Rent          | \$115,575       |
| Management Fee              | 35%                | Management Fee    | \$40,451        |
| HOA Fee                     | \$16,195           | HOA Fee           | \$16,195        |
| Property Taxes              | \$4,290            | Property Taxes    | \$4,290         |
| Utilities                   | \$1,500            | Utilities         | \$1,500         |
| Cable                       | \$1,500            | Cable             | \$1,500         |
| Maintenance                 | \$500              | Maintenance       | \$500           |
| <b>Closing / List Price</b> | <b>\$1,995,000</b> | <b>Net Income</b> | <b>\$51,139</b> |
|                             |                    | <b>Net Yield</b>  | <b>2.56%</b>    |



## Yield Analysis:

| PRICE VS. YIELD    |              | COMMISSION VS. YIELD |              | NET REV VS. YIELD |              |
|--------------------|--------------|----------------------|--------------|-------------------|--------------|
| \$2,145,000        | 2.38%        | 44%                  | 2.04%        | \$70,000          | 1.08%        |
| \$2,095,000        | 2.44%        | 41%                  | 2.21%        | \$80,000          | 1.40%        |
| \$2,045,000        | 2.50%        | 38%                  | 2.39%        | \$90,000          | 1.73%        |
| <b>\$1,995,000</b> | <b>2.56%</b> | <b>35%</b>           | <b>2.56%</b> | <b>\$115,575</b>  | <b>2.56%</b> |
| \$1,945,000        | 2.63%        | 32%                  | 2.73%        | \$110,000         | 2.38%        |
| \$1,895,000        | 2.70%        | 29%                  | 2.91%        | \$120,000         | 2.70%        |
| \$1,845,000        | 2.77%        | 26%                  | 3.08%        | \$130,000         | 3.03%        |



307.690.4790 ext. 3



management@outpostjh.com



www.outpostjh.com



105 E Pearl  
Jackson, Wyoming 83001  
307.690.4790