



OUTPOST PROJECTIONS

HOLLY DRIVE 3780
VACATION RENTAL MANAGEMENT



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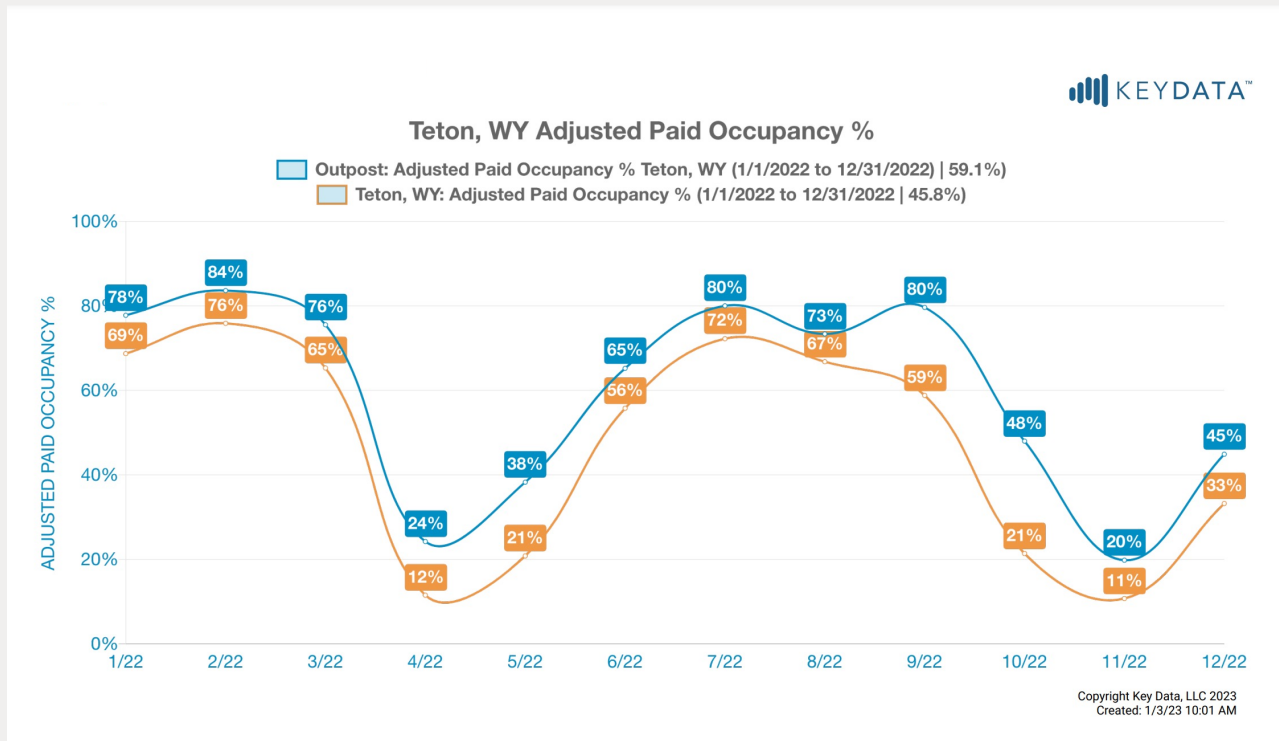
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OUTPOST MANAGEMENT TEAM

AVAILABLE OCCUPANCY

Defined as the ratio between nights booked versus the total nights available for booking, Available Occupancy is a true measure of how well you are able to fill homes. The calculation strips out owner stays and only factors nights available for guests to book.



The data range above was pulled on January 3, 2023 and spans from January 1, 2022 to December 31, 2022.

KeyData Dashboard is an analytics platform that pulls booking information directly from a participant's reservation system. In Jackson Hole, there are five market participants including Outpost.

According to this data: Outpost (blue line) boasts an average Available Occupancy of 59.1% versus its competitors' (orange line) average of 45.8%.



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THE SCIENCE OF DYNAMIC & STRATEGIC PRICING

We maximize revenue by sifting through the analytics on both aggregate and individual levels. Our in-house revenue team tweaks pricing and strategy of our homes on a daily basis to ensure we deliver optimal performance. The following projections assume zero owner-occupied days and a strategy focused on optimized income.



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YEAR-TWO PROJECTIONS

It is important to note the above figures include 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.

ENTERED VARIABLES

Rent	\$240,000
Management Fee	35%
HOA Fee	\$0
Property Taxes	17,868
Utilities	\$1,500
Cable	\$1,500
Maintenance	\$500
Closing / List Price	\$7,495,000

RESULTS

Rent	\$240,000
Management Fee	\$84,000
HOA Fee	\$0
Property Taxes	\$17,868
Utilities	\$1,500
Cable	\$1,500
Maintenance	\$500
Net Income	\$134,632
Net Yield	1.80%

PRICE VS. YIELD

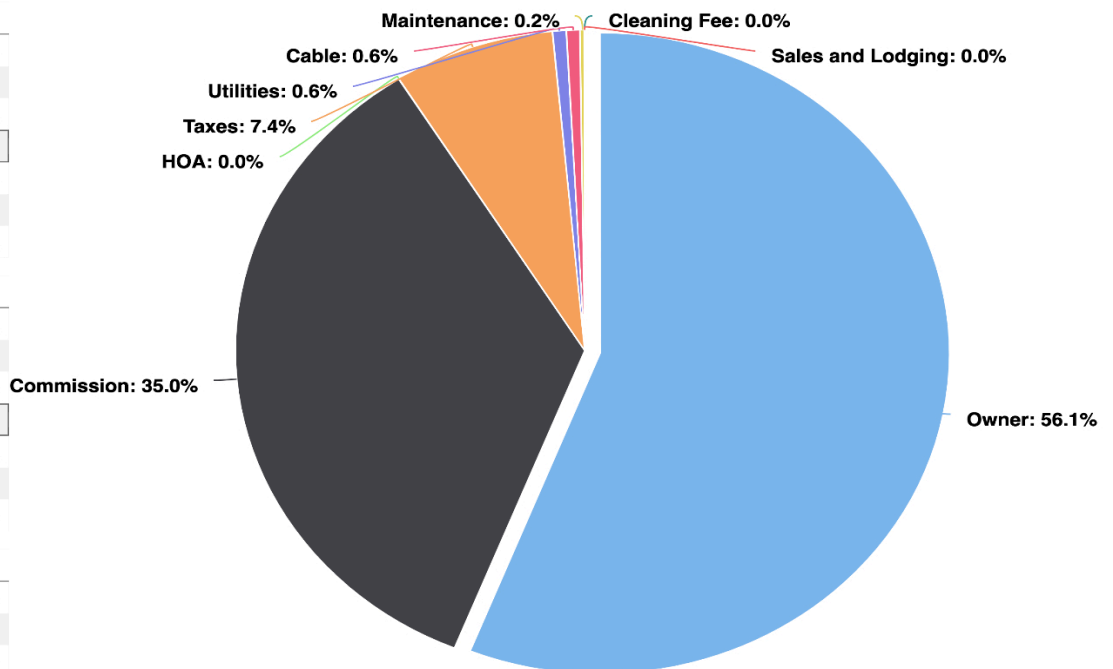
\$7,645,000	1.76%
\$7,595,000	1.77%
\$7,545,000	1.78%
\$7,495,000	1.80%
\$7,445,000	1.81%
\$7,395,000	1.82%
\$7,345,000	1.83%

COMMISSION VS. YIELD

44%	1.51%
41%	1.61%
38%	1.70%
35%	1.80%
32%	1.90%
29%	1.99%
26%	2.09%

REV VS. YIELD

\$225,000	1.67%
\$230,000	1.71%
\$235,000	1.76%
\$240,000	1.80%
\$245,000	1.84%
\$250,000	1.89%
\$255,000	1.93%

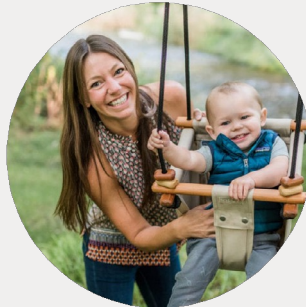


ABOUT OUTPOST

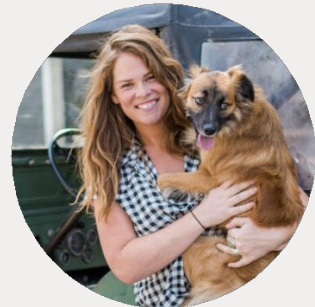
We began our journey in September of 2014 and have quickly grown to become Jackson Hole's largest vacation rental management company. It's a testament to the performance, service, care, and responsiveness we deliver our clients. Even through our growth, our homeowners feel as if they are the only one in our portfolio.



MEKKI JAIDI
BROKER & OWNER



ANNIE JACKSON
MANAGING DIRECTOR



COREY JENNINGS
DIRECTOR OF
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WE'D LOVE TO HEAR FROM YOU

Our services go beyond what you see on the surface.