



PREPARED FOR:
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SEASON	AVERAGE PERFORMANCE			HIGH PERFORMANCE		
	AVG NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS	AVG NIGHTLY RATE	NIGHTS BOOKED	TOTAL EARNINGS
Spring (April 1 – May 31)	\$150	5	\$750	\$165	6	\$949
Summer (June 1 – Sept. 5)	\$250	45	\$11,250	\$275	52	\$14,231
Fall (Sept. 6 – Dec. 15)	\$175	15	\$2,625	\$193	17	\$3,321
Winter (Jan. 2 – March 31)	\$295	55	\$16,225	\$325	63	\$20,525
Holiday (Dec. 16 – Jan. 1)	\$550	10	\$5,500	\$605	12	\$6,958
TOTALS		130	\$36,350		150	\$45,983

(Rates reflect a blended average for each time period. Applicable taxes and cleaning fees are not included.)

PROJECTED EXPENSES

		AVERAGE	HIGH
Evolve Management Fee	10%	\$3,635	\$4,598
Payment Processing Fee	3%	\$1,091	\$1,379
TOTAL ESTIMATED EXPENSES		\$4,726	\$5,978

NET RENTAL INCOME

\$31,625*

\$40,005*

**EARN
\$250**

Unbeatable performance and unrivaled flexibility for an industry-low booking fee of 10%.

877.415.6525 | www.EvolveVacationRental.com

Mention the Realtor or Agency listed above to receive a **\$250 booking fee credit** when you join Evolve.

Rental income projection is not a guarantee or offer of performance by Evolve. The projection is intended to show only an expected range of possible outcomes based on historical average performance of similar properties and/or market areas, is not exclusively based on actual Evolve customer accounts, and does not reflect the effect of future changes in economic and market factors. The performance of an individual property may vary. Evolve does not provide investment advice or recommendations on buying or selling property. You should consult a financial adviser and/or real estate professional to discuss your specific situation. You may incur additional costs, fees or taxes, including for providers you choose for on-site guest assistance, maintenance, and concierge.

WHAT GOES INTO A HIGH-PERFORMING PROPERTY?

In our experience managing over 10,000 vacation rentals, we've picked up some insights.

GET YOUR HOME READY FOR GUESTS

Guests love it when their rental is sparkling clean, easily accessible, and ready for their arrival — especially when a nice card or a bottle of wine is waiting for them.

UPGRADE YOUR AMENITIES AND DECOR

Quality furniture, tasteful decor, a thoughtful layout, and amenities like hot tubs can help your property stand out.

OPEN UP YOUR CALENDAR

Keep your calendar as open as possible — especially during peak season.

FIND A QUALITY CLEANING SERVICE

If you're hiring a local company to clean and maintain your home, choose the one you can trust to do it the right way.

POLISH YOUR ONLINE LISTING

Opt for professional images that highlight your property's best features and make sure your listing is easily scannable.

PROVIDE A QUICK RESPONSE

Try to get back to guest inquiries as quickly as possible, ideally within the first hour.

OR, LET US MAKE IT EASIER

We handle the most time-consuming parts of vacation rental management for you, like:

- Creating a fully optimized listing for your property — dynamic rates and professional photos included!
- Listing your home on all the major sites for free.
- Answering your guest inquiries and providing support, seven days a week.
- Pairing you with a local partner (like a cleaning company) you can trust.



And it's all for an industry-low booking fee: 10%. To learn more about how we can help, give us a call at 877.415.6525 or visit [evolvevacationrental.com](https://www.evolvevacationrental.com).