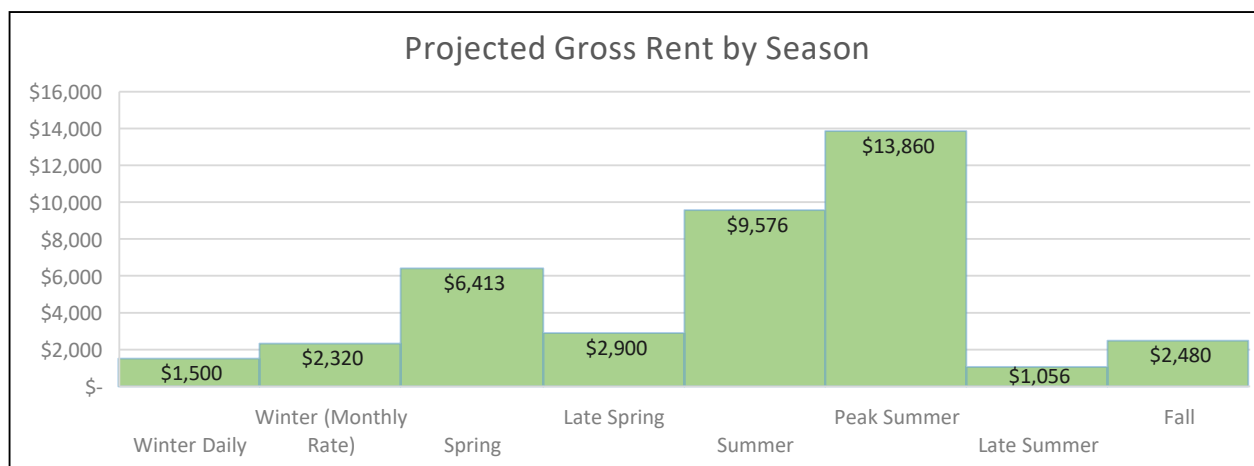




Phoenix on the Bay 2br

Season	Start Date	End Date	AVG Daily Rate	Average Occupancy %	Projected Gross Rent
Winter Daily	11/1/2026	12/31/2026	\$ 125.00	20%	\$ 1,500
Winter (Monthly Rate)	1/1/2026	2/28/2026	\$ 80.00	50%	\$ 2,320
Spring	3/1/2026	4/15/2026	\$ 285.00	50%	\$ 6,413
Late Spring	4/16/2026	5/15/2026	\$ 250.00	40%	\$ 2,900
Summer	5/16/2026	6/27/2026	\$ 285.00	80%	\$ 9,576
Peak Summer	6/28/2026	8/11/2026	\$ 350.00	90%	\$ 13,860
Late Summer	8/12/2026	9/3/2026	\$ 160.00	30%	\$ 1,056
Fall	9/4/2026	10/31/2026	\$ 145.00	30%	\$ 2,480
Annual:				49%	\$ 40,104



**Hosteeva uses a Proprietary "Smart Pricing" Algorithm that increases or discounts the posted rate above based on several different factors. Rates may be adjusted to maximize revenue, increase reservations or maintain occupancy. Amounts above are based on Hosteeva's historical booking data of rates and occupancy and market conditions.*

***Please Note: Variables affecting rental income include, but are not limited to interior and decor conditions, severe or unusual weather patterns, acts of God, holiday schedules, monthly rentals, seasonal discounts, and owner use.*

For more information contact Hosteeva at 251-378-9111