Bristol 1805

Rental Information (2026 Forecasted)

21-Sep-26

	Gross Rents ($)	Commission ($)	Net Rents* ($)	Rental Nights	Avg. Gross Rent/Night ($) **	Nonpeak Owner Nights	Peak Owner Nights	Total Owner Nights	Rental Manager
2024	75,781	(19,703)	56,078	132	574	40	7	47	Spectrum
2025	82,265	(21,389)	60,876	143	575	163	7	170	Spectrum
2026	75,924	(13,666)	62,258	109	697	96	7	103	Pam Martin (Since Oct 27, 2025)

Notes

* Forgone rents for seven Peak Owner Nights valued at approx. $5,200, net ($900/night gross)
Forgone rents for 2024 - 2025 were similar in scope

** 2026 nightly rate increased 21% over 2025

	2026
Gross Rents	75,924
Commission	(13,666)
Net Rents	62,258
Less:	
Insurance Assessment	(15,938)
Bristol HOA Dues	(15,802)
Real Estate Taxes (2025)	(6,021)
Master HOA Dues	(2,856)
HO-6 Insurance	(2,650)
Utilities	(2,633)
Proforma Cash Flow	16,358