



Park City Rental Pro-Forma 2019 - 2020

Date Completed: 10.1.19
Completed By: Michael Thomas 773-443-8280
Property Name: Shooting Star
Address: Shooting Star 206
City / State: Park City, UT
Configuration: 3 Bedroom Ski-in/Ski-out

Rate Type	Rate Dates	Days in Period	Advertised Rate	Floor Rate	Min Stay	Forecasted Occupancy (High)	Forecasted Occupancy (Low)	Forecasted Gross Income (High)	Forecasted Gross Income (Low)
Early Ski	11/21/2019 - 12/18/2019	28	\$ 995	\$ 796	3	30%	10%	\$ 7,522	\$ 2,507
Holiday Season	12/19/2019 - 12/26/2019	8	\$ 1,995	\$ 1,596	5	70%	50%	\$ 10,055	\$ 7,182
New Year's	12/27/2019 - 01/05/2020	10	\$ 2,195	\$ 1,756	7	90%	70%	\$ 17,780	\$ 13,829
Value Ski	01/06/2020 - 01/20/2020	15	\$ 1,195	\$ 956	4	50%	30%	\$ 8,066	\$ 4,840
Sundance 1	01/21/2020 - 01/28/2020	8	\$ 1,595	\$ 1,276	5	60%	40%	\$ 6,890	\$ 4,594
Sundance 2	01/29/2020 - 02/02/2020	5	\$ 1,195	\$ 956	4	50%	30%	\$ 2,689	\$ 1,613
Value SKI	02/03/2020 - 02/11/2020	9	\$ 1,195	\$ 956	4	50%	30%	\$ 4,840	\$ 2,904
President's Week	02/12/2020 - 02/19/2020	8	\$ 1,695	\$ 1,356	5	70%	50%	\$ 8,543	\$ 6,102
Peak Ski	02/20/2020 - 03/29/2020	40	\$ 1,595	\$ 1,276	5	60%	40%	\$ 34,452	\$ 22,968
Late Ski	03/30/2020 - 04/19/2020	21	\$ 995	\$ 796	3	30%	10%	\$ 5,642	\$ 1,881
Spring	04/20/2020 - 05/31/2020	42	\$ 495	\$ 396	3	5%	1%	\$ 936	\$ 187
Summer	06/01/2020 - 09/13/2020	94	\$ 595	\$ 476	4	30%	20%	\$ 15,101	\$ 10,067
July 4th	06/28/2020 - 07/08/2020	11	\$ 595	\$ 476	5	40%	20%	\$ 2,356	\$ 1,178
Fall Value	09/14/2020 - 11/18/2020	66	\$ 495	\$ 396	3	5%	1%	\$ 1,470	\$ 294
Total:		365				32%	19%	\$ 126,341	\$ 80,146

Advertised Rate: The abovementioned rental rates will be the Advertised Rates on Utopian LVH's and affiliate marketing partners' websites. From time to time, Utopian LVH will utilize specials and rate incentives in its marketing efforts. Utopian LVH and Owner's revenue split will be derived from the net rental rate received after any marketing discounts, specials and third party marketing fees.

Forecasted Gross Income: The Forecasted Gross Income that will be paid to Utopian LVH.

Disclaimer: This Pro-Forma is an estimate and has been compiled using historical rental data of similar properties with adjustments made for variations in size, location, amenities, age and furnishings. A variety of factors can influence the forecasted income of a home, including the owner's use, snow conditions, the economy, airline rates, etc. This information is for illustration purposes only and should in no way be considered a guarantee of income. Prices are subject to change without notice. All information is deemed confidential to Utopian LVH and cannot be shared with any third party without the written consent of Utopian LVH.