



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.



Empire Pass Rental Revenue



Shooting Star 206

Reports showing the revenue breakdowns for the past three years for this property under **DVRL&R** management have been included below.

Deer Valley Lodging and Reservations Revenue Breakdown 2018

	1/1/2018	esh206	153283	f	2,270.00
	1/2/2018	esh206	153283	f	2,270.00
	1/3/2018	esh206	153283	f	2,270.00
	1/4/2018	esh206	153283	f	1,270.00
					8,080.00
Reservation #:	167848				
	1/5/2018	esh206	167848	dw	1,270.00
	1/6/2018	esh206	167848	dw	728.01
	1/7/2018	esh206	167848	dw	1,016.00
	1/8/2018	esh206	167848	dw	1,016.00
					4,030.01
Reservation #:	167966				
	1/11/2018	esh206	167966	f	982.01
	1/12/2018	esh206	167966	f	1,016.00
	1/13/2018	esh206	167966	f	1,016.00
	1/14/2018	esh206	167966	f	1,016.00
	1/15/2018	esh206	167966	f	1,016.00
					5,046.01
Reservation #:	167647				
	1/19/2018	esh206	167647	f	982.01
	1/20/2018	esh206	167647	f	1,016.00
	1/21/2018	esh206	167647	f	1,016.00
					3,014.01
Reservation #:	167142				
	1/25/2018	esh206	167142	dw	982.01
	1/26/2018	esh206	167142	dw	1,016.00
	1/27/2018	esh206	167142	dw	1,016.00
					3,014.01
Reservation #:	168360				
	1/30/2018	esh206	168360	c	0.00
	1/31/2018	esh206	168360		0.00
	2/1/2018	esh206	168360	c	0.00
					0.00
Reservation #:	168367				
	2/2/2018	esh206	168367	f	952.50
	2/3/2018	esh206	168367	f	952.50
					1,905.00
Reservation #:	167917				
	2/8/2018	esh206	167917	f	982.01
	2/9/2018	esh206	167917	f	-982.01
					0.00
Reservation #:	168046				
	2/15/2018	esh206	168046	f	1,670.00
	2/16/2018	esh206	168046	f	1,670.00
	2/17/2018	esh206	168046	f	1,670.00
	2/18/2018	esh206	168046	f	1,670.00
	2/19/2018	esh206	168046	f	1,670.00
					8,350.00
Reservation #:	168632				
	2/24/2018	esh206	168632	dw	1,419.50
	2/25/2018	esh206	168632	dw	1,079.50
	2/26/2018	esh206	168632	dw	1,079.50
	2/27/2018	esh206	168632	dw	1,079.50
	2/28/2018	esh206	168632	dw	1,079.50

1 - Reservations with revenue breakdown

Date	Room	Reservation	Guest Type	Amount
Reservation #:	170164			4,737.50
3/2/2018	esh206	170164	dw	1,079.50
3/3/2018	esh206	170164	dw	1,079.50
3/4/2018	esh206	170164	dw	1,079.50
3/5/2018	esh206	170164	dw	1,079.50
				4,318.00
Reservation #:	170385			
3/7/2018	esh206	170385	f	1,079.50
3/8/2018	esh206	170385	f	1,079.50
3/9/2018	esh206	170385	f	1,079.50
				3,238.50
Reservation #:	170753			
3/10/2018	esh206	170753	f	1,270.00
3/11/2018	esh206	170753	f	1,270.00
3/12/2018	esh206	170753	f	1,270.00
3/13/2018	esh206	170753	f	1,270.00
3/14/2018	esh206	170753	f	1,270.00
				6,380.00
Reservation #:	173179			
4/12/2018	esh206	173179	eg	0.00
4/13/2018	esh206	173179	eg	0.00
4/14/2018	esh206	173179	eg	0.00
4/15/2018	esh206	173179	eg	0.00
4/16/2018	esh206	173179	eg	0.00
4/17/2018	esh206	173179	eg	0.00
4/18/2018	esh206	173179	eg	0.00
4/19/2018	esh206	173179	eg	0.00
4/20/2018	esh206	173179	eg	0.00
4/21/2018	esh206	173179	eg	0.00
4/22/2018	esh206	173179	eg	0.00
4/23/2018	esh206	173179	eg	0.00
4/24/2018	esh206	173179	eg	0.00
4/25/2018	esh206	173179	eg	0.00
				0.00
Reservation #:	178089			
6/18/2018	esh206	178089	eg	0.00
6/19/2018	esh206	178089	eg	0.00
6/20/2018	esh206	178089		0.00
6/21/2018	esh206	178089	eg	0.00
6/22/2018	esh206	178089	eg	0.00
6/23/2018	esh206	178089	eg	0.00
				0.00
Reservation #:	186258			
11/11/2018	esh206	186258	o	0.00
				0.00
Reservation #:	176435			
12/7/2018	esh206	176435	o	0.00
12/8/2018	esh206	176435	o	0.00
				0.00
Reservation #:	183784			
12/22/2018	esh206	183784	dw	2,340.00
12/23/2018	esh206	183784	dw	2,340.00
12/24/2018	esh206	183784	dw	2,340.00
12/25/2018	esh206	183784	dw	2,340.00
12/26/2018	esh206	183784	dw	2,340.00
12/27/2018	esh206	183784	dw	2,340.00
12/28/2018	esh206	183784	dw	2,340.00
				16,380.00
Reservation #:	176436			
12/30/2018	esh206	176436	o	0.00
12/31/2018	esh206	176436	o	0.00
				0.00
			Unit Total:	69,463.04

Total Revenue: \$69,463.04

Deer Valley Lodging and Reservations Revenue Breakdown 2017

Reservation #:		139508			
1/4/2017	esh206	139508	f	933.45	
1/5/2017	esh206	139508		968.00	
1/6/2017	esh206	139508		968.00	
1/7/2017	esh206	139508		968.00	
				3,837.45	
Reservation #:		131922			
1/13/2017	esh206	131922	o	0.00	
1/14/2017	esh206	131922		0.00	
1/15/2017	esh206	131922	o	0.00	
				0.00	
Reservation #:		139749			
2/4/2017	esh206	139749	dw	933.45	
2/5/2017	esh206	139749	dw	968.00	
2/6/2017	esh206	139749	dw	968.00	
2/7/2017	esh206	139749	dw	968.00	
2/8/2017	esh206	139749	dw	968.00	
2/9/2017	esh206	139749	dw	968.00	
2/10/2017	esh206	139749	dw	968.00	
				6,741.45	
Reservation #:		140154			
2/12/2017	esh206	140154	f	933.45	
2/13/2017	esh206	140154		968.00	
2/14/2017	esh206	140154		968.00	
2/15/2017	esh206	140154	f	968.00	
				3,837.45	
Reservation #:		131923			
2/18/2017	esh206	131923		0.00	
2/19/2017	esh206	131923	o	0.00	
2/20/2017	esh206	131923		0.00	
				0.00	
Reservation #:		150368			
2/22/2017	esh206	150368	f	1,351.50	
2/23/2017	esh206	150368	f	1,351.50	
2/24/2017	esh206	150368	f	1,351.50	
2/25/2017	esh206	150368	f	1,351.50	
2/26/2017	esh206	150368	f	1,028.50	
				6,434.50	
Reservation #:		146393			
3/1/2017	esh206	146393	dw	1,028.50	
3/2/2017	esh206	146393	dw	1,028.50	
3/3/2017	esh206	146393	dw	1,028.50	
3/4/2017	esh206	146393	dw	1,028.50	
				4,114.00	
Reservation #:		147294			
3/11/2017	esh206	147294	dw	1,210.00	
3/12/2017	esh206	147294	dw	1,210.00	
3/13/2017	esh206	147294	dw	1,210.00	
3/14/2017	esh206	147294	dw	1,210.00	
3/15/2017	esh206	147294	dw	1,210.00	
				6,050.00	
Reservation #:		152396			
6/5/2017	esh206	152396	og	0.00	
6/6/2017	esh206	152396	og	0.00	
6/7/2017	esh206	152396	og	0.00	

2 - Reservations with revenue breakdown

Date	Room	Reservation	Guest Type	Amount
6/8/2017	esh206	152396		0.00
6/9/2017	esh206	152396	og	0.00
6/10/2017	esh206	152396	og	0.00
6/11/2017	esh206	152396	og	0.00
6/12/2017	esh206	152396	og	0.00
Reservation #:				0.00
10/27/2017	165361 esh206	165361		
10/28/2017	esh206	165361	o	0.00
			o	0.00
				0.00
Reservation #:	166346			
11/17/2017	esh206	166346		
11/18/2017	esh206	166346	o	0.00
			o	0.00
				0.00
Reservation #:	156438			
12/17/2017	esh206	156438	o	0.00
12/18/2017	esh206	156438	o	0.00
12/19/2017	esh206	156438		0.00
12/20/2017	esh206	156438	o	0.00
			o	0.00
				0.00
Reservation #:	158434			
12/25/2017	esh206	158434		
12/26/2017	esh206	158434	f	2,270.00
12/27/2017	esh206	158434		
12/28/2017	esh206	158434	f	2,270.00
12/29/2017	esh206	158434	f	2,270.00
				11,350.00
Reservation #:	153283			
12/31/2017	esh206	153283	f	2,270.00
				2,270.00
			Unit Total:	44,634.85
			Report Total:	44,634.85

Revenue Total: \$44,634.85

Deer Valley Lodging and Reservations Revenue Breakdown 2016

Reservation #:	111817				
1/1/2016	esh206	111817	o	0.00	
1/2/2016	esh206	111817	o	0.00	
				0.00	
Reservation #:	125702				
1/15/2016	esh206	125702	o	0.00	
1/16/2016	esh206	125702		0.00	
1/17/2016	esh206	125702	o	0.00	
				0.00	
Reservation #:	125183				
1/22/2016	esh206	125183	dw	940.00	
1/23/2016	esh206	125183	dw	940.00	
1/24/2016	esh206	125183	dw	940.00	
					2,820.00
Reservation #:	123777				
2/6/2016	esh206	123777	dw	905.45	
2/7/2016	esh206	123777	dw	940.00	
2/8/2016	esh206	123777	dw	940.00	
2/9/2016	esh206	123777	dw	940.00	
2/10/2016	esh206	123777	dw	940.00	
2/11/2016	esh206	123777	dw	1,515.00	
					6,180.45
Reservation #:	111818				
2/13/2016	esh206	111818		0.00	
2/14/2016	esh206	111818		0.00	
2/15/2016	esh206	111818		0.00	
2/16/2016	esh206	111818	o	0.00	
2/17/2016	esh206	111818	o	0.00	
2/18/2016	esh206	111818	o	0.00	
2/19/2016	esh206	111818	o	0.00	
2/20/2016	esh206	111818	o	0.00	
				0.00	
Reservation #:	123172				
2/24/2016	esh206	123172	og	0.00	
2/25/2016	esh206	123172	og	0.00	
2/26/2016	esh206	123172	og	0.00	
2/27/2016	esh206	123172	og	0.00	
2/28/2016	esh206	123172	og	0.00	
				0.00	
Reservation #:	121834				
3/3/2016	esh206	121834	f	998.75	
3/4/2016	esh206	121834		998.75	
3/5/2016	esh206	121834		998.75	
3/6/2016	esh206	121834		998.75	
					3,995.00
Reservation #:	125398				
3/13/2016	esh206	125398	to	939.75	
3/14/2016	esh206	125398	to	940.00	
3/15/2016	esh206	125398	to	940.00	
3/16/2016	esh206	125398	to	940.00	
3/17/2016	esh206	125398	to	940.00	
					4,699.75
Reservation #:	128940				
3/19/2016	esh206	128940	f	1,175.00	
3/20/2016	esh206	128940	f	1,175.00	

3 - Reservations with revenue breakdown

Date	Room	Reservation	Guest Type	Amount
3/21/2016	esh206	128940	f	1,175.00
3/22/2016	esh206	128940	f	1,175.00
Reservation #: 125369				4,700.00
3/25/2016	esh206	125369	og	0.00
3/26/2016	esh206	125369	og	0.00
3/27/2016	esh206	125369	og	0.00
3/28/2016	esh206	125369	og	0.00
4/1/2016	esh206	125369	og	0.00
Reservation #: 128235				0.00
4/1/2016	esh206	128235	o	0.00
4/2/2016	esh206	128235		0.00
4/3/2016	esh206	128235	o	0.00
Reservation #: 131921				0.00
12/17/2016	esh206	131921		0.00
12/18/2016	esh206	131921	o	0.00
12/19/2016	esh206	131921		0.00
12/20/2016	esh206	131921		0.00
12/21/2016	esh206	131921		0.00
12/22/2016	esh206	131921	o	0.00
Reservation #: 146072				0.00
12/26/2016	esh206	146072	f	2,160.00
12/27/2016	esh206	146072	f	2,160.00
12/28/2016	esh206	146072	f	2,160.00
12/29/2016	esh206	146072	f	2,160.00
				8,640.00
Unit Total:				31,035.20
Report Total:				31,035.20

Revenue Total: \$31,035.20

Contact

For more information on revenue, Empire Pass, or property management with Deer Valley, contact the Empire Pass Accounts Coordinator, **Briana Pollock**.

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EMPIRE PASS

at Deer Valley®

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