



## Revenue and Expense Estimate

Greg Isenhour  
 3369 Holden Beach Road  
 Holden Beach, NC 28462  
 (910) 500-1360  
 greg@proactivevacations.com

**Property Address:** 144 Carolina Avenue, Holden Beach

**Housekeeping:** \$ 260.00 Per Reservation (Paid By Guest)

**Linens:** \$ 96.00 Per Reservation (Paid By Guest)

**Bedrooms:** 3

**Full Baths:** 3

**Half Baths:** 2

**Sleeps in Beds:** 9

**Date:** Sunday, January 25, 2026

Good Beach Access, Pool, Nice Finishes

**Other Notes:** \_\_\_\_\_

Season	Start	End	Nights Rented	2026 Rates	Pre-Adjusted Revenue
Period 1	1/3/2026	1/14/2026	-	209.00	-
Period 2 (MLK)	1/15/2026	1/18/2026		209.00	-
Period 3	1/19/2026	3/27/2026	-	209.00	-
Period 4 (Easter)	3/28/2026	4/10/2026	4.00	239.00	956.00
Period 5	4/11/2026	5/1/2026	9.00	279.00	2,511.00
Period 6	5/2/2026	5/22/2026	11.00	349.00	3,839.00
Period 7 (Memorial Day)	5/23/2026	5/29/2026	7.00	489.00	3,423.00
Period 8	5/30/2026	6/5/2026	7.00	559.00	3,913.00
Period 9	6/6/2026	6/26/2026	21.00	669.00	14,049.00
Period 10	6/27/2026	7/3/2026	7.00	689.00	4,823.00
Period 11 (July 4)	7/4/2026	7/10/2026	7.00	699.00	4,893.00
Period 12	7/11/2026	7/31/2026	21.00	689.00	14,469.00
Period 13	8/1/2026	8/7/2026	7.00	669.00	4,683.00
Period 14	8/8/2026	8/14/2026	7.00	559.00	3,913.00
Period 15	8/15/2026	8/21/2026	7.00	449.00	3,143.00
Period 16	8/22/2026	8/28/2026	7.00	419.00	2,933.00
Period 17	8/29/2026	9/3/2026	7.00	379.00	2,653.00
Period 18 (Labor Day)	9/4/2026	9/11/2026	4.00	349.00	1,396.00
Period 19	9/12/1996	9/25/2026	6.00	309.00	1,854.00
Period 20	9/26/2026	10/9/2026	6.00	279.00	1,674.00
Period 21	10/10/2026	10/30/2026	9.00	239.00	2,151.00
Period 22	10/31/2026	11/20/2026	-	209.00	-
Period 23 (Thanksgiving)	11/21/2026	11/28/2026	-	239.00	-
Period 24	11/29/2026	12/18/2026	-	209.00	-
Period 25 (Christmas)	12/19/2026	1/2/2027	-	239.00	-

**Base Rent Total      154.00**

**77,276.00**



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Revenue Adjustments	Description	Revenue
	Base Rent Total	77,276.00
	Pricing Factor 7%	5,409.32
	Discount Factor 5.00%	(3,863.80)
	Pet Fees 0 250.00	-
<b>Total Revenue</b>		<b>78,821.52</b>

Estimated Expenses	Units	Unit Price	Total
Lawn Service	15.00	45.00	675.00
HVAC Filters (3)	8.00	29.89	239.12
Bulbs, Batteries, Pads, Misc.Minor Repairs	1.00	800.00	800.00
Turn Day Exterior Service	15.00	25.00	375.00
Pool & Hot Tub Cleaning	80.00	45.00	3,600.00
Spring Clean	1.00	750.00	750.00
Management Fees	78,821.52	16%	12,611.44
<b>Total Expenses</b>			<b>19,050.56</b>
<b>Net Revenue To Owner</b>			<b>59,770.96</b>

Night Summary	Nights	Weeks
# of Nights Rented	154.00	22.00
# of Nights Maintenance	14.00	2.00
# of Nights for Personal Use	197.00	28.00

### Exclusions and Notes:

- 1 Finance Cost, Utilities, Insurance, Property Taxes, Capital Improvements, Property Updates, and Major Repairs have been excluded.
- 2 The Pricing Factor is a function of dynamic pricing and based on supply and demand.
- 3 The Discount Factor is used for application to reservations of 7 nights or longer and ranges from 0-15% based on time period & demand.
- 4 All pricing and estimates of rental nights are based on current market conditions as of the date of this estimate and subject to change.
- 5 Linen and Housekeeping fees are shown for information only and charged to the Guest as an additional fee.

**Disclaimer: The estimates contained here are for estimate purposes only based on anticipated market performance of the specific property and comparison of similar properties thereof. Greg Isenhour or PROACTIVE Vacations makes no guarantee or warranties as to the performance, cash returns, or investment returns as contained herein. All parties are encouraged to consult with their own financial consultants regarding any tax implications or legal matters concerning the purchase of this property.**