



Revenue and Expense Estimate

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

Property Address: 142 Carolina Avenue, Holden Beach

Housekeeping: \$ 185.00 Per Reservation (Paid By Guest)

Linens: \$ 93.00 Per Reservation (Paid By Guest)

Bedrooms: 3

Full Baths: 2

Half Baths: 1

Sleeps in Beds: 6

Date: Friday, November 15, 2024

Other Notes: _____

Season	Start	End	Nights Rented	2025 Rates	Pre-Adjusted Revenue
Period 1	1/5/2025	1/15/2025	-	119.00	-
Period 2 (MLK)	1/16/2025	1/19/2025	-	119.00	-
Period 3	1/20/2025	3/28/2025	-	119.00	-
Period 4	3/29/2025	4/11/2025	-	119.00	-
Period 5 (Easter)	4/12/2025	4/26/2025	4.00	149.00	596.00
Period 6	4/26/2025	5/23/2025	6.00	159.00	954.00
Period 7 (Memorial Day)	5/24/2025	5/30/2025	7.00	219.00	1,533.00
Period 8	5/31/2025	6/6/2025	7.00	249.00	1,743.00
Period 9	6/7/2025	6/20/2025	14.00	279.00	3,906.00
Period 10	6/21/2025	6/27/2025	7.00	289.00	2,023.00
Period 11 (July 4)	6/28/2025	7/4/2025	7.00	299.00	2,093.00
Period 12	7/5/2025	8/1/2025	28.00	289.00	8,092.00
Period 13	8/2/2025	8/8/2025	7.00	279.00	1,953.00
Period 14	8/9/2025	8/15/2025	7.00	219.00	1,533.00
Period 15	8/16/2025	8/22/2025	7.00	189.00	1,323.00
Period 16	8/23/2025	8/29/2025	7.00	179.00	1,253.00
Period 17 (Labor Day)	8/30/2025	9/5/2025	4.00	159.00	636.00
Period 18	9/6/2025	9/19/2025	6.00	149.00	894.00
Period 19	9/20/2025	10/3/2025	3.00	129.00	387.00
Period 20	10/4/2025	10/31/2025	6.00	129.00	774.00
Period 21	11/1/2025	11/21/2025	-	119.00	-
Period 22 (Thanksgiving)	11/22/2025	11/29/2025	-	129.00	-
Period 23	11/30/2025	12/19/2025	-	119.00	-
Period 24 (Christmas)	12/20/2025	1/2/2026	-	119.00	-

Base Rent Total **127.00**

29,693.00



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Revenue Adjustments	Description	Revenue
	Base Rent Total	29,693.00
	Pricing Factor 5%	1,484.65
	Discount Factor 7.00%	(2,078.51)
	Pet Fees 0 250.00	-
Total Revenue		29,099.14

Estimated Expenses	Units	Unit Price	Total
Lawn Service	15.00	60.00	900.00
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	14.00	15.00	210.00
Pool & Hot Tub Cleaning	-	45.00	-
Spring Clean	1.00	555.00	555.00
Management Fees	29,099.14	16%	4,655.86
Total Expenses			7,359.98

Net Revenue To Owner 21,739.16

Night Summary	Nights	Weeks
# of Nights Rented	127.00	18.14
# of Nights Maintenance	14.00	2.00
# of Nights for Personal Use	224.00	32.00

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 (bed linens only) 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.