



Your Annual Gross Revenue Potential

Bon Temps - Optimized for 2026

Based on REAL Sea Coast Property Comps From 30 year professionals living and working in Your Hyperlocal Area.

| Season | Dates | Weekly Rate | Discount Off Prime | Projected # of weeks booked | Average Nightly Rate | Nights in Season | Nights Rented | Estimated Annual Rental Revenue |
|-----------------------------|-----------------------|-------------|--------------------|-----------------------------|----------------------|------------------|---------------|---------------------------------|
| New Years Break, Continued | 1/3/2025-1/8/2025 | \$ 1,276 | 60.00% | 0 | \$ 182.23 | 6 | 0 | \$ - |
| Winter | 1/9/2025-1/16/2025 | \$ 797 | 75.00% | 0 | \$ 113.89 | 7 | 0 | \$ - |
| MLK | 1/17/2025-1/25/2025 | \$ 1,276 | 60.00% | 0 | \$ 182.23 | 8 | 0 | \$ - |
| Winter | 1/26/2025-3/7/2025 | \$ 797 | 75.00% | 0 | \$ 113.89 | 40 | 0 | \$ - |
| Cold Spring | 3/8/2025-4/10/2025 | \$ 1,276 | 60.00% | 1.5 | \$ 182.23 | 33 | 10 | \$ 1,822.29 |
| Easter Break Public Schools | 4/11/2025-4/21/2025 | \$ 1,754 | 45.00% | 0.75 | \$ 250.56 | 11 | 5 | \$ 1,252.82 |
| Early Cold Spring | 4/22/2025-5/3/2025 | \$ 1,276 | 60.00% | 0 | \$ 182.23 | 12 | 0 | \$ - |
| Late Warm Spring | 5/4/2025-5/21/2025 | \$ 1,754 | 45.00% | 0.5 | \$ 250.56 | 19 | 4 | \$ 1,002.26 |
| Memorial Day Holiday | 5/22/2025-5/26/2025 | \$ 2,711 | 15.00% | 0.5 | \$ 387.24 | 4 | 4 | \$ 1,548.94 |
| Early Summer | 5/27/2025-6/7/2025 | \$ 2,073 | 35.00% | 0.75 | \$ 296.12 | 14 | 5 | \$ 1,480.61 |
| School's Out! | 6/8/2025-6/20/2025 | \$ 3,189 | PRIME | 2.0 | \$ 455.57 | 14 | 14 | \$ 6,378.00 |
| High Summer | 6/21/2025-6/27/2025 | \$ 3,508 | 110.00% | 1.0 | \$ 501.13 | 7 | 7 | \$ 3,507.90 |
| 4th of July Week | 6/28/2025-7/5/2025 | \$ 3,604 | 113.00% | 1.0 | \$ 514.80 | 7 | 7 | \$ 3,603.57 |
| High Summer | 7/6/2025-8/2/2025 | \$ 3,508 | 110.00% | 4.0 | \$ 501.13 | 28 | 28 | \$ 14,031.60 |
| Summer Bargain | 8/3/2025-8/16/2025 | \$ 2,711 | 15.00% | 2.0 | \$ 387.24 | 14 | 14 | \$ 5,421.30 |
| Dog Days of Summer | 8/17/2025-8/29/2025 | \$ 2,073 | 35.00% | 1.5 | \$ 296.12 | 13 | 10 | \$ 2,961.21 |
| Labor Day Holiday | 8/30/2025-9/6/2025 | \$ 1,913 | 40.00% | 0.75 | \$ 273.34 | 8 | 5 | \$ 1,366.71 |
| Fall Peak | 9/7/2025-11/11/2025 | \$ 1,754 | 45.00% | 4.0 | \$ 250.56 | 58 | 28 | \$ 7,015.80 |
| Fall Bargain | 11/12/2025-11/22/2025 | \$ 797 | 75.00% | 0 | \$ 113.89 | 19 | 0 | \$ - |
| Thanksgiving | 11/23/2025-11/30/2025 | \$ 1,595 | 50.00% | 0.5 | \$ 227.79 | 8 | 4 | \$ 911.14 |
| Early Winter | 12/1/2025-12/20/2025 | \$ 797 | 75.00% | 0.5 | \$ 113.89 | 19 | 4 | \$ 455.57 |
| Winter Holiday | 12/21/2025-1/4/2026 | \$ 1,276 | 60.00% | 0 | \$ 182.23 | 13 | 0 | \$ - |

YEARLY TOTAL WEEKS EXPECTED 21.25 **\$ 52,759.73**

| | | |
|---|--|---------------------|
| <p>To maximize your income, avoid personal use during high peak season & holidays, and join our Seasonal Program. For further income, allow pets to capture this key travel trend & receive higher occupancy plus income from pet fees.</p> | <p>OFF SEASON ADDED INCOME: Monthly Stays Program allows guests to book your property from 1 to 8 months during the off-season.</p> | \$ 9,567.00 |
| | <p>PET FRIENDLY ADDED INCOME: Non Refundable Pet Fees increase revenue.</p> | \$ 5,100.00 |
| | <p>GRAND TOTAL POTENTIAL INCOME:</p> | \$ 67,426.73 |

WHY CHOOSE SEA COAST RENTALS FOR YOUR PROPERTY MANAGEMENT COMPANY?

We communicate openly and consistently with our owners.

We specialize in maintaining and taking care of your property.

Your inspector visits your property 3X for every guest reservation.

We visit your property every two weeks when unoccupied.

We market your property on over 40 platforms including all key online travel agencies at no cost to owners.

Our Long Term offices give us a unique leg-up to rent your property by the month during the off season.

Contact us at (910) 458-9073 www.seacoastrentals.com marymayo@seacoastrentals.com