



**itripvacations**  
**NC Beaches, North Carolina**  
**Vacation Property Management**  
**Income Pro Forma**

Contact: Elisa Roels  
 919-349-8599

<b>Prepared For:</b> Elisa Roels	<b>Property Details</b>
<b>Location:</b> 805 Pelican Court - Ocean Dunes	<b>Bedrooms:</b> 3
	<b>Baths:</b> 3
	<b>Sleeps:</b> 8-10
	<b>App. Sq. Ft.:</b> 1,486
<b>Property Notes:</b>	
2-7 Night Min Stay - Depends on Season	
*Please note that rates may go up or down base depending on how many it sleeps.	
*We suggest 2 bedrooms with a K or Q and one with Double Bunks	

**ASSUMPTIONS**

Season Name	Winter	Spring	Easter	Memorial Day	Early Summer	Summer	4th of July	Late Summer	Labor Day	Fall	Thanksgiving	Winter
<b>Min Stay</b>	2-7 Nights	2-7 Nights	5-7 Nights	5-7 Nights	4-7 Nights	7 Nights	7 Nights	7 Nights	4-7 Nights	3 Nights	4-7 Nights	2-7 Nights
<b>Dates</b>	1/1 - 3/10	3/11 - 5/26	4/15 - 4/21	5/27 - 6/2	6/3 - 6/9	6/10 - 8/11	7/1 - 7/7	8/12 - 9/1	9/2 - 9/8	9/9 - 10/14	11/19 - 11/26	10/15 - 12/31
<b>Number of Days</b>	69	69	7	7	7	56	7	21	7	36	8	70
<b>Avg Weekly Rate 1</b>	\$2,000	\$2,000	\$2,800	\$2,695	\$2,695	\$2,995	\$3,200	\$2,995	\$2,695	\$2,500	\$2,500	\$2,000
<b>Avg Daily Rate</b>	\$285.71	\$285.71	\$400.00	\$385.00	\$385.00	\$427.86	\$457.14	\$427.86	\$385.00	\$357.14	\$357.14	\$285.71

<b>Rate 2</b>	18.00%	20.00%	50.00%	75.00%	75.00%	100.00%	100.00%	85.00%	75.00%	45.00%	50.00%	18.00%	59.25%
<b>Number of Days Occupied</b>	12	14	4	5	5	56	7	18	5	16	4	13	159

**GROSS RENTAL INCOME**

<b>Projected Income with iTrip</b>	\$3,548.57	\$3,942.86	\$1,400.00	\$2,021.25	\$2,021.25	\$23,960.00	\$3,200.00	\$7,637.25	\$2,021.25	\$5,785.71	\$1,428.57	\$3,600.00	\$60,566.71
iTrip Management Fee	-\$709.71	-\$788.57	-\$280.00	-\$404.25	-\$404.25	-\$4,792.00	-\$640.00	-\$1,527.45	-\$404.25	-\$1,157.14	-\$285.71	-\$720.00	-\$12,113.34
<b>Net Owner Income</b>	\$2,838.86	\$3,154.29	\$1,120.00	\$1,617.00	\$1,617.00	\$19,168.00	\$2,560.00	\$6,109.80	\$1,617.00	\$4,628.57	\$1,142.86	\$2,880.00	\$48,453.37
iTrip Management Fee	20%												

<sup>1</sup> Selected Property Average Daily Rate is derived from NC Beaches average rates for similar properties. Actual realized rental rates may vary.

<sup>2</sup> iTrip projected occupancy rates. Actual realized occupancy rate may vary.

**PLEASE NOTE THAT WHEN BOOKING WINTER RENTALS YOU MAY OPT FOR A 3-5 MONTH RENTAL AT \$2500/MONTH WHICH RAISES THE GROSS BY \$5-10K**