

7598 OBSIDIAN

2 Bedroom • 2.5 Bath • Sleeps 6



Projected Net Revenue Breakdown:

The projections below assume zero owner-occupied days and a strategy focused on optimized income. Through maximizing occupancy, effective marketing, and dynamic pricing, Outpost has been able to significantly exceed the numbers of its competitors - sometimes by 50 to 100 percent.

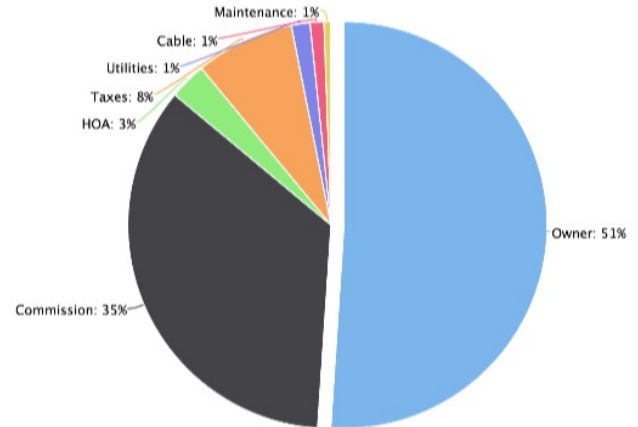
SEASON	PRICE PER NIGHT	NIGHTS PER SEASON	RENT & COMMISSIONS
Early Ski	\$299	5	\$1,495
Holiday	\$1,999	10	\$19,990
Ski Value	\$599	5	\$2,995
Ski Season	\$999	50	\$49,950
Off Season	\$249	5	\$1,245
Summer Value	\$599	10	\$5,990
Summer	\$799	55	\$43,945
Shoulder Season	\$599	15	\$8,985
Fall	\$249	5	\$1,245
			\$135,840

DISCLAIMER:

This document includes forecasts and projections that represent Outpost's assumptions and expectations in light of currently available information. Outpost's actual performance results may differ from those projected. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts.

Estimated Net Income Breakdown:

INPUTED VARIABLES		RESULTS	
Net Rent	\$135,840	Net Rent	\$135,840
Management Fee	35%	Management Fee	\$47,544
HOA Fee	\$4,000	HOA Fee	\$4,000
Property Taxes	\$10,700	Property Taxes	\$10,700
Utilities	\$2,000	Utilities	\$2,000
Cable	\$1,500	Cable	\$1,500
Maintenance	\$750	Maintenance	\$750
Closing / List Price	\$2,950,000	Net Income	\$69,346
		Net Yield	2.35%



Yield Analysis:

PRICE VS. YIELD	COMMISSION VS. YIELD	NET REV VS. YIELD
\$3,750,000 1.85%	44% 1.94%	\$120,000 2.00%
\$3,500,000 1.98%	41% 2.07%	\$125,000 2.11%
\$3,250,000 2.13%	38% 2.21%	\$130,000 2.22%
\$2,950,000 2.35%	35% 2.35%	\$135,840 2.35%
\$2,750,000 2.52%	35% 2.35%	\$140,000 2.44%
\$2,500,000 2.77%	32% 2.49%	\$145,000 2.55%
\$2,225,000 3.12%	29% 2.63%	\$150,000 2.66%



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