



ELEVATE VILLAS
SKI-IN & SKI-OUT LUXURIOUS VILLAS



Income Generating Property & 160 Free Nights



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Section 1

Overview



Overview

Many people like the concept of co-ownership but would prefer more control over the weeks they have access to their Villa. A person that seeks this control yet wants to mitigate the price of owning a Villa 100%, have looked to short-term rentals like Airbnb and VRBO. Elevate Villa makes owning and renting your villa extremely easy. Instead of hiring a property manager to manage and clean your villa that will take 30% of your rental fees, simply rent your villa through VRBO and Airbnb. When your guest is done with their stay, simply schedule a cleaning on your Elevate Villa App and it will be ready for your next renter. If there are any maintenance issues that arise, simply schedule maintenance on your Elevate Villa App. Because you are a member of a Elevate Villa's non-profit HOA, your cleaning and maintenance costs are greatly reduced. **By short-term renting your villa, you can profit \$74,361 per year and have 160 free nights.**

About AirDNA

Elevate Villas has subscribed to a service called AirDNA. AirDNA is the industry leader in tracking occupancy and revenue of over 10 million properties on Airbnb and VRBO in 120,000 global markets. By subscribing to AirDNA, an investor can see what the average occupancy rate, and the average daily rental units are generating in Brian Head. From this data, AirDNA can more accurately predict what your revenue will be by renting your Elevate Villa.

In this report you will find the Revenues, Expenses and Profit for Elevate Villas for the 6-bedroom and for 4-bedroom unit.

Clicks here to visit www.AirDNA.co to learn more.



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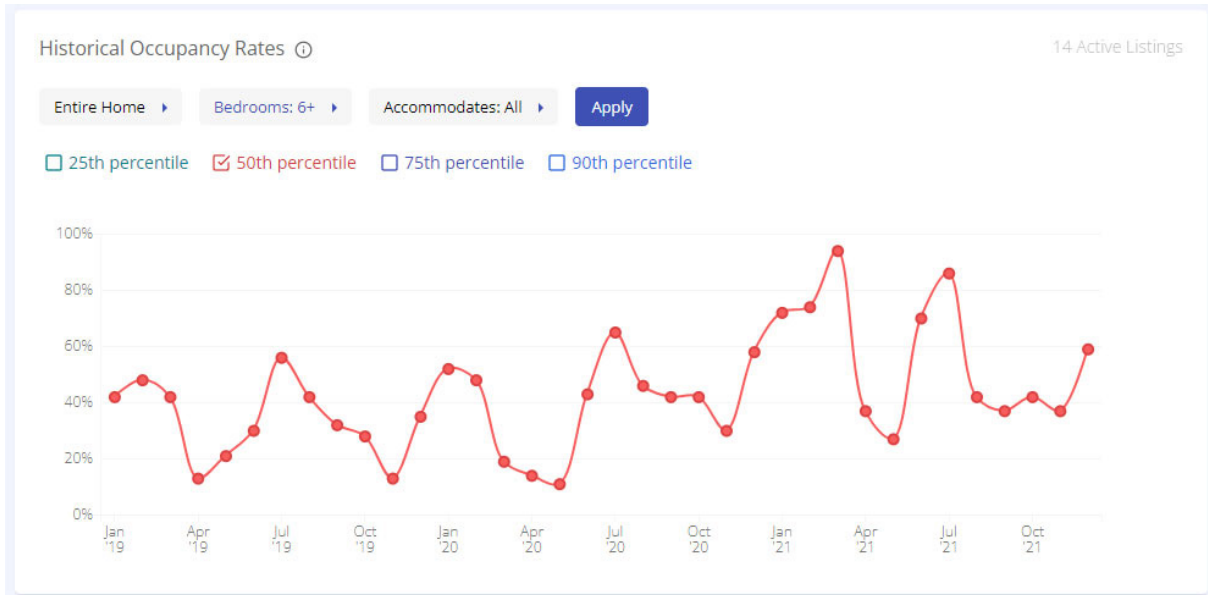


Section 2

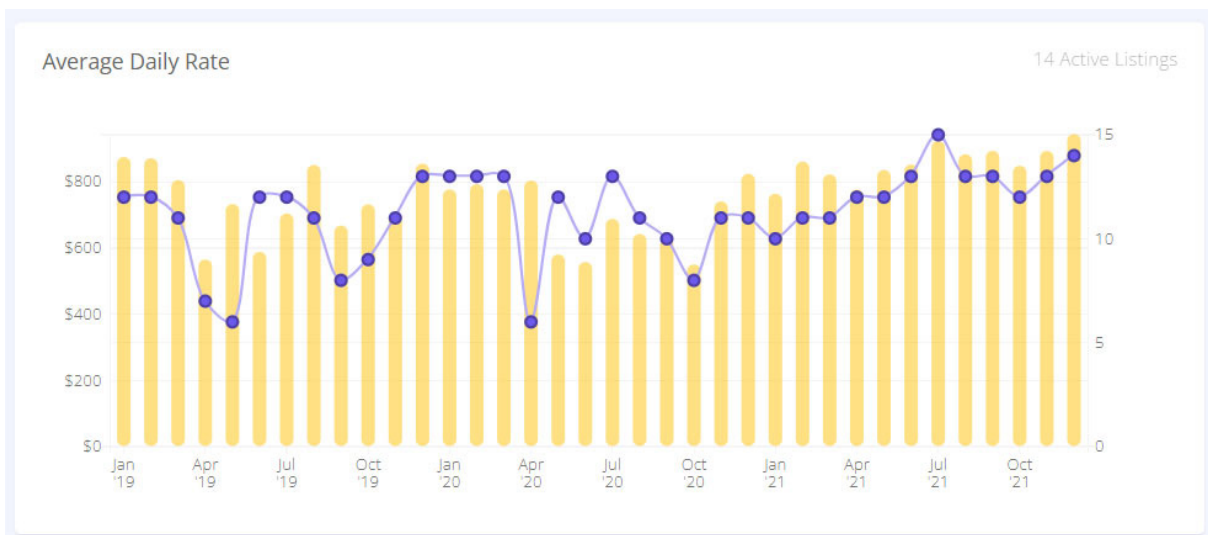
6 Bedroom Short-Term Rental

Revenue - 6 Bedroom

Below is a screenshot from AirDNA of Historical Occupancy rate of a 6-bedroom unit in Brian Head. The historical occupancy rate of 6-bedroom unit in Brian head is 56% (based on the last 12 months).



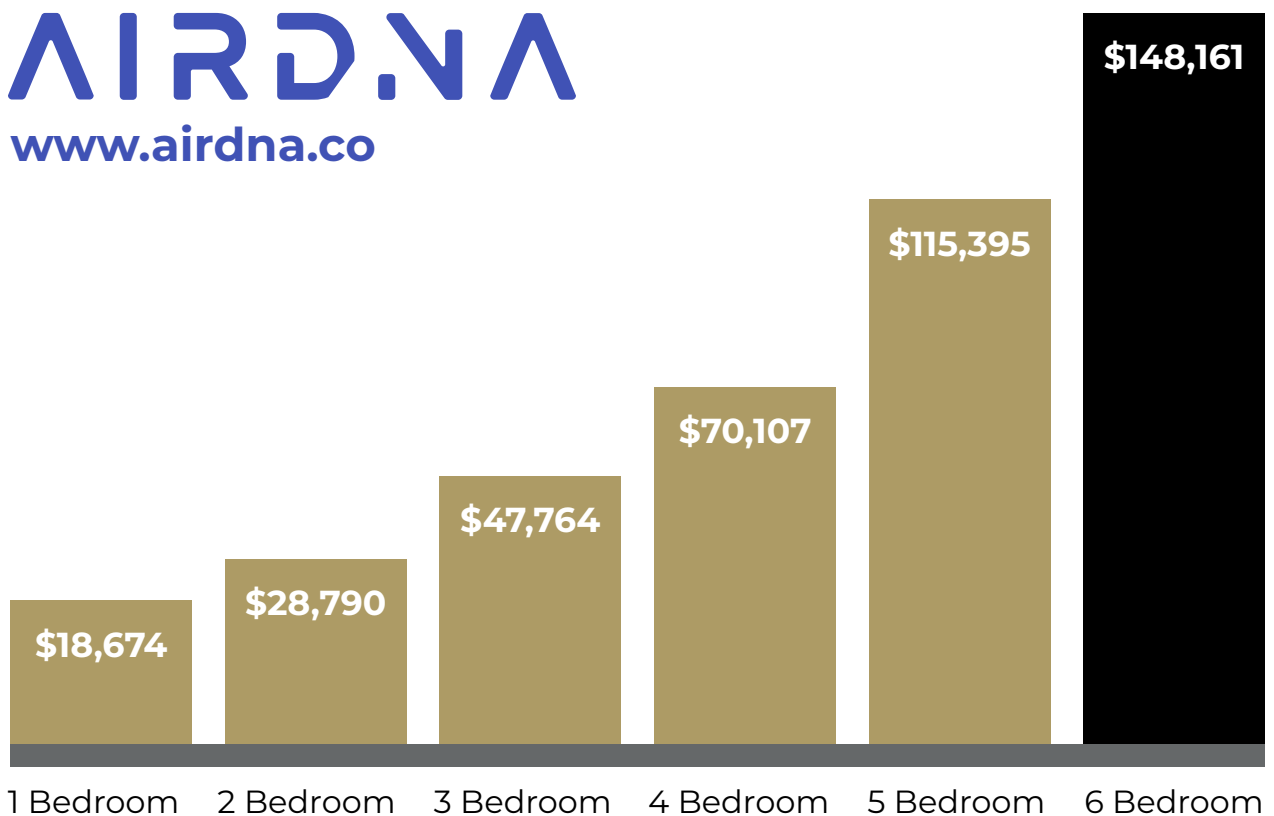
Below is a screenshot from AirDNA of Average Daily Rate (“ADR”) of a 6-bedroom unit in Brian Head. The historical ADR rate of a 6-bedroom unit in Brian head is \$856 (based on the last 12 months).





Below is the revenue according to AirDNA which used the occupancy rate and ADR to calculate. The historical Rental Revenue of a 6-bedroom unit in Brian head is \$148,161 revenue per year (based on the last 12 months).

AIRDNA
www.airdna.co



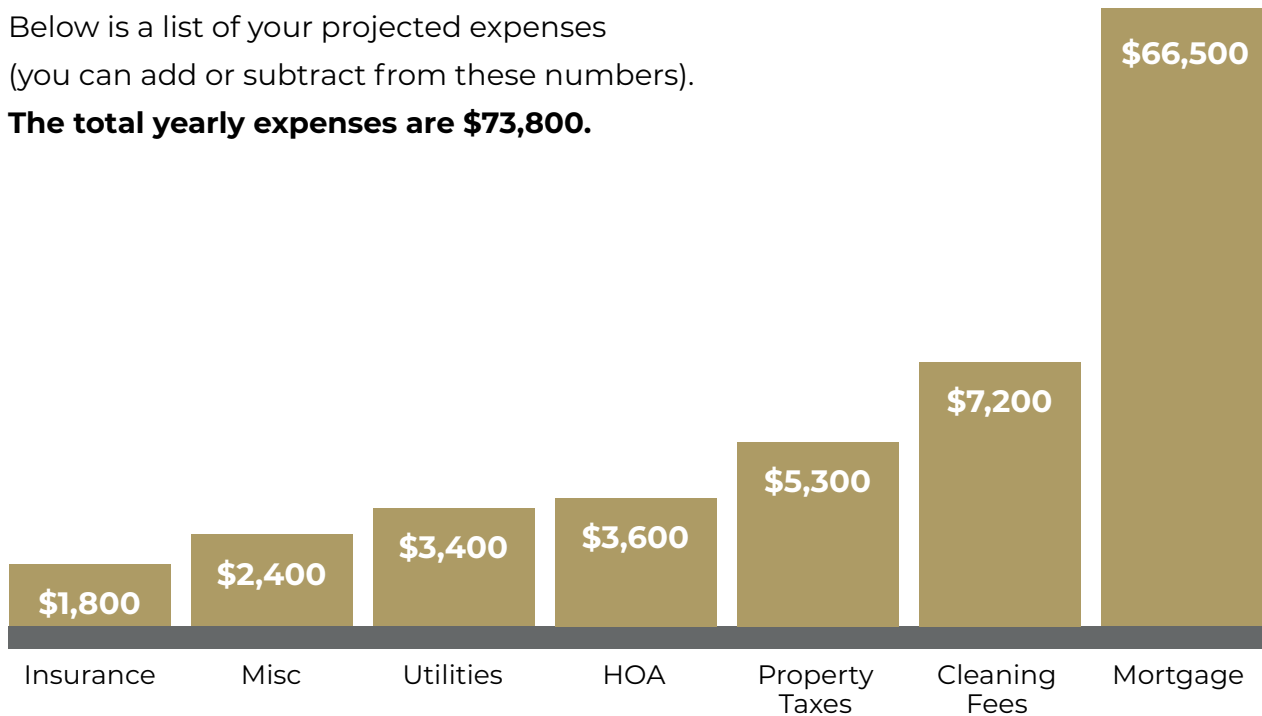
REVENUE \$148,161



Expenses - 6 Bedroom

Below is a list of your projected expenses (you can add or subtract from these numbers).

The total yearly expenses are \$73,800.



TOTAL EXPENSES \$90,200

Profit & Loss - 6 Bedroom

Below is a simple profit and loss with your projected revenue and expenses. Your Villa is projected to make \$57,961 per year. Besides your villa earning you money, you receive 160 free days a year to stay in your villa.

Affording you freedom to stay in your villa when you desire and turning your villa into an income generating property.

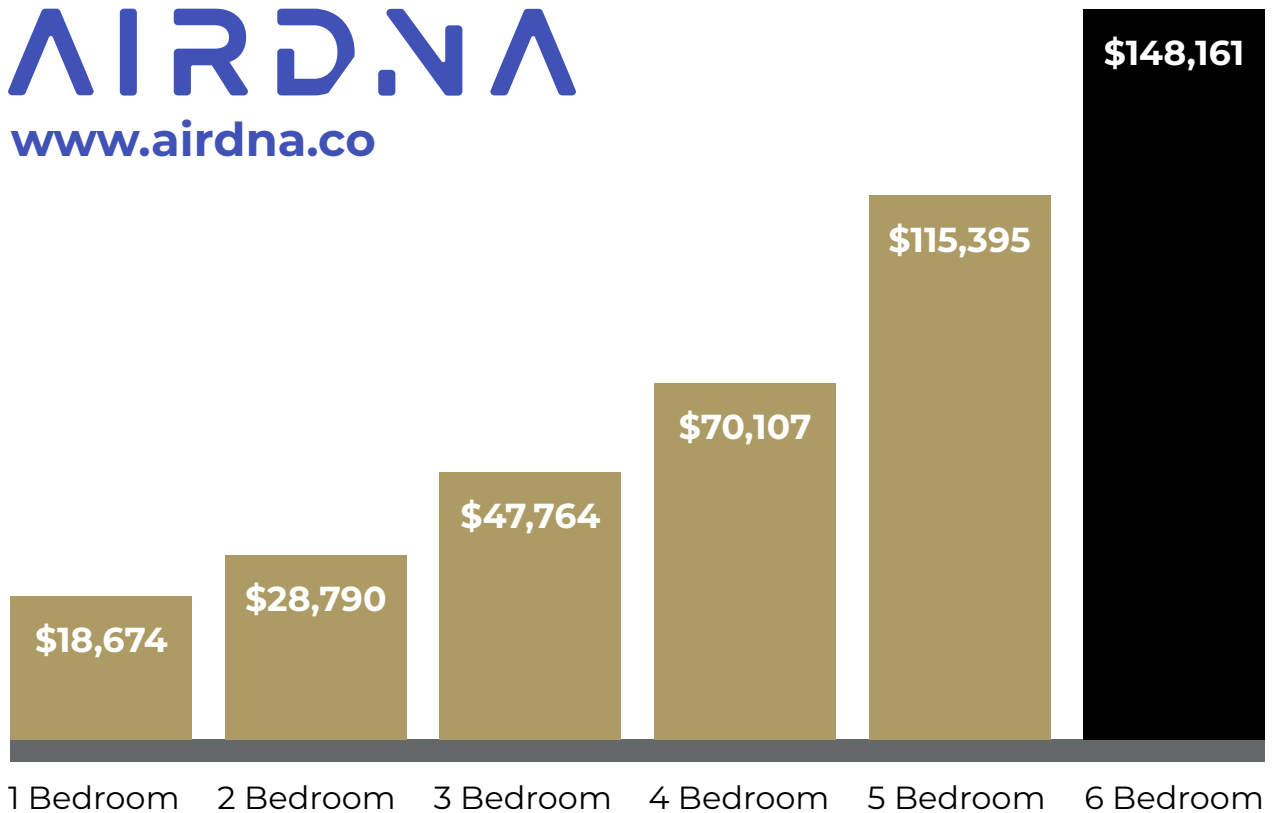
REVENUE	\$148,161
EXPENSES	\$90,200
<hr/>	
PROFIT	\$57,961

After doing a search on VRBO and Airbnb for 6-bedroom units in Brian Head, none of the comparable units had ski-in and ski-out, none had views, none had a new modern design, most were 30 years or older, most did not have a sauna & jacuzzi. I would assume your occupancy rate and average nightly rental would be higher than these.

** These are historical values. We cannot forecast the future.*

Revenue by Unit Size

The revenue generated by a 1-bedroom unit to a 6-bedroom unit per year was extracted from AirDNA and is shown below. It is interesting to see how much more revenue is generated by each additional room. For instance, a 6-bedroom unit generated 8 times the revenue of a 1-bedroom unit. Doing a short-term rental on a 6-bedroom unit is almost the same amount of work as doing a short-term rental on a 1-bedroom unit.



REVENUE \$148,161



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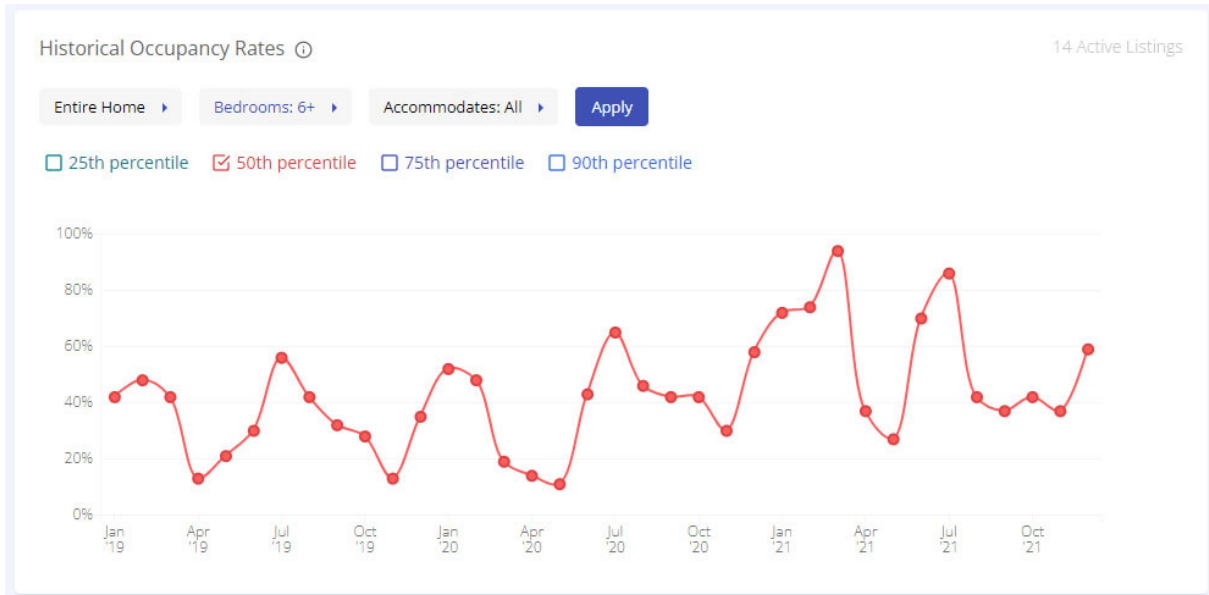


Section 3

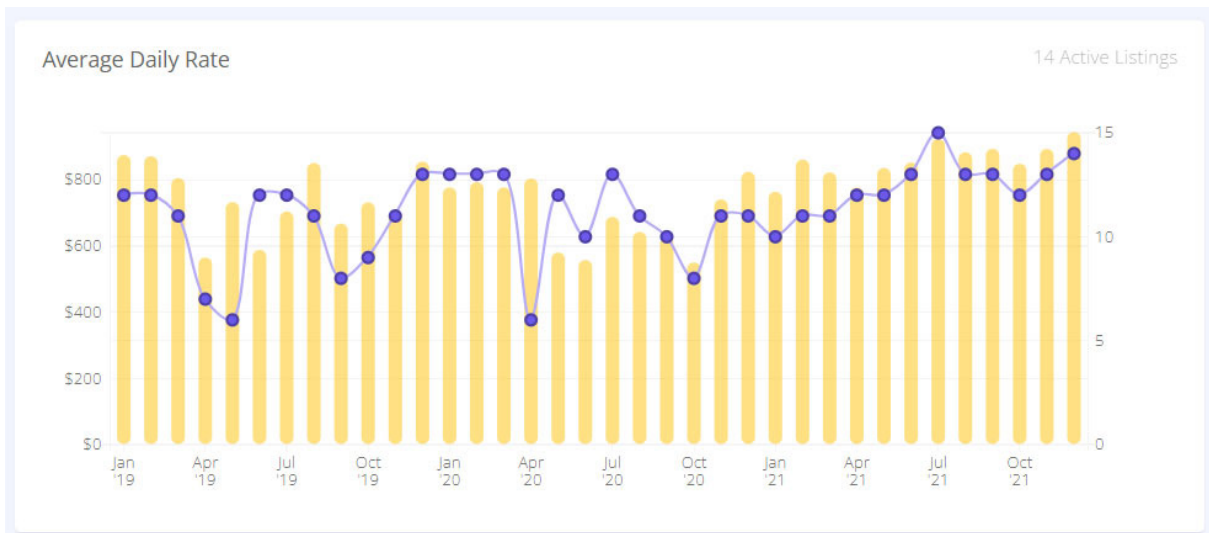
4 Bedroom Short-Term Rental

Revenue - 4 Bedroom

Below is a screenshot from AirDNA of Historical Occupancy rate of a 4-bedroom unit in Brian Head. The occupancy rate of 4-bedroom unit in Brian head is 54% (based on the last 12 months).



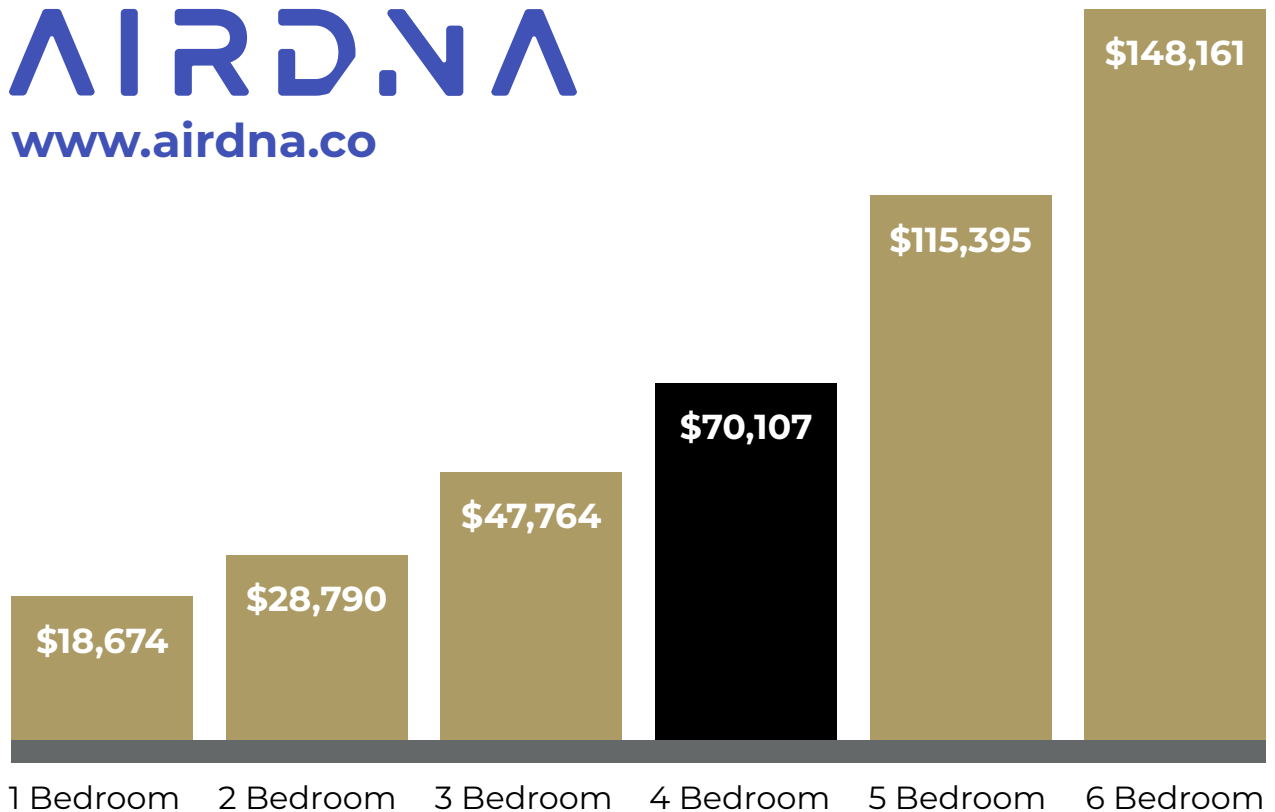
Below is a screenshot from AirDNA of Average Daily Rate (“ADR”) of a 6-bedroom unit in Brian Head. The historical ADR rate of a 6-bedroom unit in Brian head is \$432 (based on the last 12 months).





Below is the revenue according to AirDNA which used the occupancy rate and ADR to calculate. The Rental Revenue of a 4-bedroom unit in Brian head is \$70,107 revenue per year (based on the last 12 months).

AIRDNA
www.airdna.co



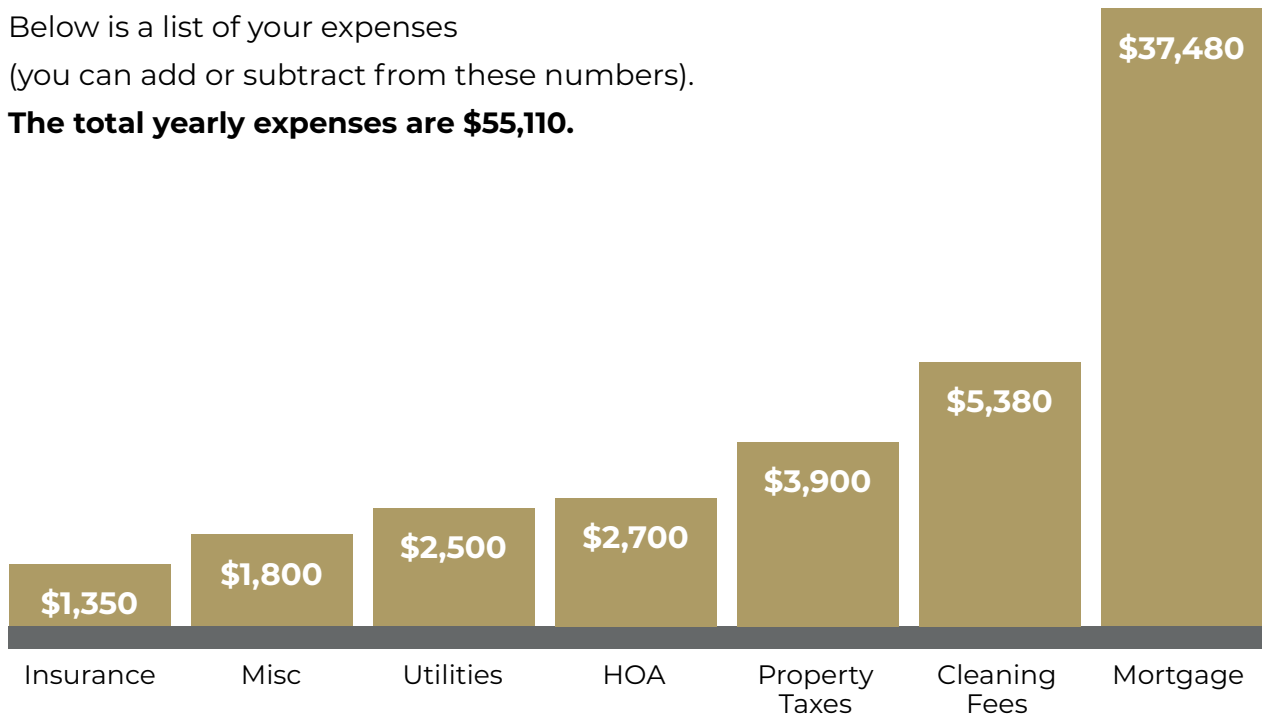
REVENUE \$70,107



Expenses - 4 Bedroom

Below is a list of your expenses
(you can add or subtract from these numbers).

The total yearly expenses are \$55,110.



TOTAL EXPENSES \$55,110

Profit & Loss - 4 Bedroom

Below is a simple profit and loss with your projected revenue and expenses. Your Villa is projected to make \$14,997 per year. Besides your villa earning you money, you receive 160 free days a year to stay in your villa.

Affording you freedom to stay in your villa when you desire and turning your villa into an income generating property.

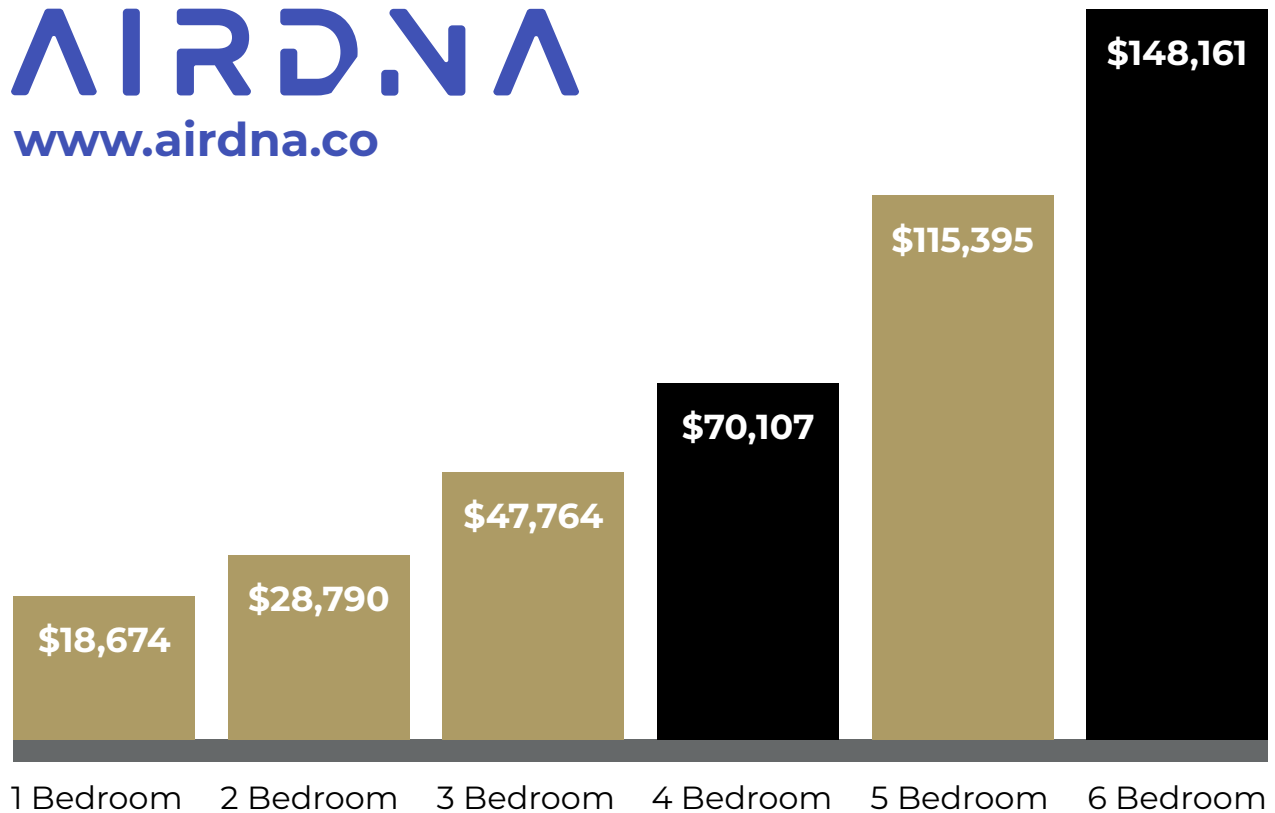
REVENUE	\$70,107
EXPENSES	\$55,110
<hr/>	
PROFIT	\$14,997

After doing a search on VRBO and Airbnb for 6-bedroom units in Brian Head, none of the comparable units had ski-in and ski-out, none had views, none had a new modern design, most were 30 years or older, most did not have a sauna & jacuzzi. I would assume your occupancy rate and average nightly rental would be higher than these.

** These are historical values. We cannot forecast the future.*

Revenue by Unit Size

The revenue generated by a 1-bedroom unit to a 6-bedroom unit per year was extracted from AirDNA and is shown below. It is interesting to see how much more revenue is generated by each additional room. For instance, a 6-bedroom unit generated 8 times the revenue of a 1-bedroom unit. Doing a short-term rental on a 6-bedroom unit is almost the same amount of work as doing a short-term rental on a 1-bedroom unit.



REVENUE \$148,161



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