



Asset Management Plan

375 Fawn Ln.

3.2.18



What Can this home Earn?

This beautiful Tahoe Vista home is a perfect fit for InvitedHome's North Lake Tahoe Asset Management program. Below is an estimate of potential gross revenue, based on a combination of historical market data and revenue forecasts of similar homes. This estimate assumes no owner usage over peak dates and low owner usage throughout the year. This projection is not a guarantee of rental income.

InvitedHome Projected Gross Income

Season Name	Start Date	End Date	Nights In Period	Average Daily Rate	Est. Guest Occupancy	Est. Gross Income
New Years	01/01/18	01/04/18	4	\$999	2	\$1,998
Value Ski	01/05/18	01/11/18	7	\$422	2	\$844
MLK	01/12/18	01/14/18	3	\$529	3	\$1,587
Value Ski	01/15/18	02/15/18	32	\$446	10	\$4,456
Presidents Day	02/16/18	02/18/18	3	\$608	3	\$1,825
Peak Ski	02/19/18	04/01/18	42	\$476	12	\$5,713
Late Ski	04/02/18	04/15/18	14	\$375	3	\$1,126
Spring	04/16/18	05/24/18	39	\$299	4	\$1,196
Early Summer	05/25/18	06/28/18	35	\$419	12	\$5,032
Independence Day	06/29/18	07/07/18	9	\$649	6	\$3,894
Peak Summer	07/08/18	08/10/18	34	\$539	25	\$13,478
Late Summer	08/11/18	09/02/18	23	\$419	12	\$5,032
Fall	09/03/18	11/20/18	79	\$299	8	\$2,392
Thanksgiving	11/21/18	11/25/18	5	\$375	3	\$1,126
Early Ski	11/26/18	12/17/18	22	\$422	3	\$1,266
Christmas	12/18/18	12/25/18	8	\$849	4	\$3,397
New Years	12/26/18	12/31/18	6	\$999	4	\$3,996
Totals			365	\$503	116	\$58,356

Why **InvitedHome** is the Premier Choice for Luxury Homeowners

Invited**Home** was purpose-built to meet the needs of the high-end vacation rental market. By creating the proprietary technology that makes up **HomeCraft™**, we sought to not only solve the problems that often plague vacation rental homeownership, but also to bring joy to what should be a delightful experience for those embarking on a new journey in a beautiful home within one of our resort-destination markets. We love it, when you do.

Care **Powered by HomeCraft**



Custom Preventative Maintenance Plans.

Preventative Maintenance Plans include short-term and longterm projects as well as seasonal and preventative maintenance. The HomeCraft Dashboard gives you the ability to monitor current and future maintenance and track projects in real time. We also schedule maintenance to occur during slower seasons, to optimize your annual financial return.

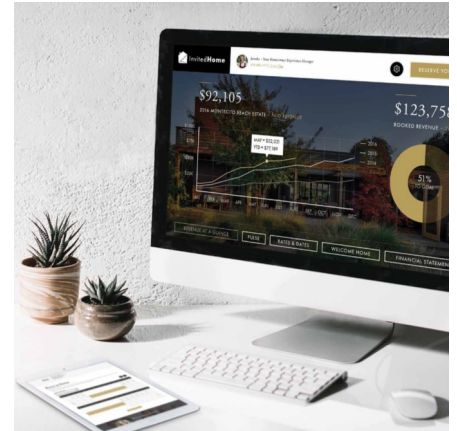
Custom Owner Stays.

We log your preferences into the HomeCraft system, so when you visit, your home is staged just the way you like it—down to the placement of the pillows on the couch. Groceries and amenities are stocked. Temperature and lighting are set. All you have left to do is enjoy your vacation.

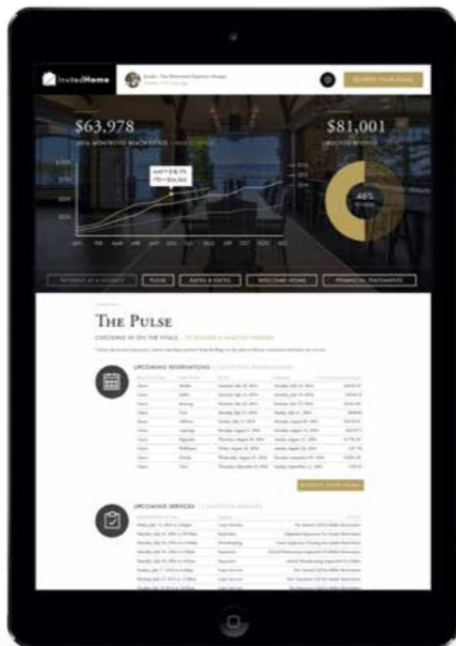
Cash Powered by HomeCraft

More Interest. More Bookings. More Revenue.

We make sure our homes achieve the highest rankings on all the sites on which we market them. HomeCraft's Listing Optimization Process helps to ensure the highest site rankings for each of our homes. This results in 70% more inquiries than the competition.



Communication Powered by HomeCraft



POWERED BY HomeCraft™

HomeCraft Dashboard (Transparency & Control). InvitedHome owners access their HomeCraft Dashboard anytime to see how their home is performing financially. The dashboard also reports on cleaning appointments, inspections, and maintenance calls. Homeowners can track all of this in real time, anytime.

Next Steps



TEAM GAINS
ACCESS TO
HOME



OPS SPECIALIST
GOES INTO
HOME FOR
ONBOARDING



MARKETING
ONBOARDING
OCCURS



HOME IS
READY TO BE
PRESENTED!

Receive a **personalized care plan** from Sarah Velasquez
at 775.762.9978 or sarahv@invitedhome.com

The information provided by InvitedHome is intended to be a projection only, and is subject to a variety of conditions including size, location, quality, and other factors of the home. These projections are not intended to be an inducement to sell, nor can be relied upon as the basis for purchasing this property. This projection is merely intended to represent the potential income that may be earned. Sierra Sotheby's International Realty and its Agents make no representations or warranties related to income potential, and suggest that buyers and sellers contact their InvitedHome representative, attorney, or CPA for investment-based decisions.