BLUE GEMS

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PROPERTY

ChampionsGate

1538 Moon Valley Dr, Davenport, FL 33896

6 BD · Average Theming

BASE ADR

$242

per night avg

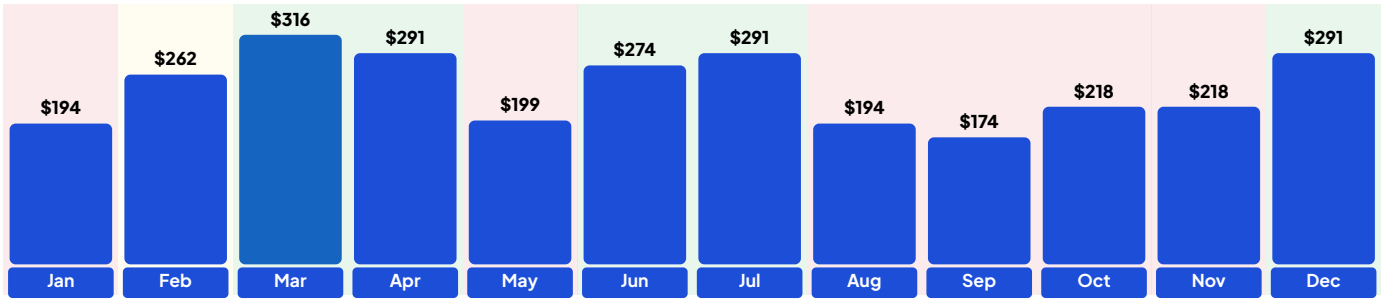
BLUE GEMS FEES

Commission	15%
Min. Contract	30 Days

MONTHLY FORECAST WITH SEASONALITY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ANNUAL
Conservative (60%)	$3,318	$4,704	$6,204	$4,976	$3,062	$5,528	$6,220	$3,650	$2,536	$3,550	$3,736	$5,972	$53,456
Base Case (70%)	$3,870	$5,488	$7,238	$5,806	$3,573	$6,450	$7,257	$4,257	$2,959	$4,141	$4,359	$6,966	$62,366
Optimistic (80%)	$4,423	$6,272	$8,272	$6,635	$4,084	$7,372	$8,294	$4,866	$3,382	$4,733	$4,982	$7,962	$71,275

MONTHLY ADR WITH SEASONALITY



60% OCCUPANCY **$53,456**

70% OCCUPANCY **$62,366**

80% OCCUPANCY **$71,275**

Average theming shown as the midpoint of ChampionsGate 6-bedroom Low and Top theming comps.

IMPORTANT DISCLAIMER: This financial analysis is based on historical market data and proprietary algorithms. Actual investment performance may vary. Revenue includes nightly rate only. EXCLUDES cleaning fees, taxes and pool heating fees.