BLUE GEMS

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PROPERTY

Encore Resort at Reunion

7716 Graben St, Kissimmee, FL 34747

5 BD · Average Theming

BASE ADR

$210

per night avg

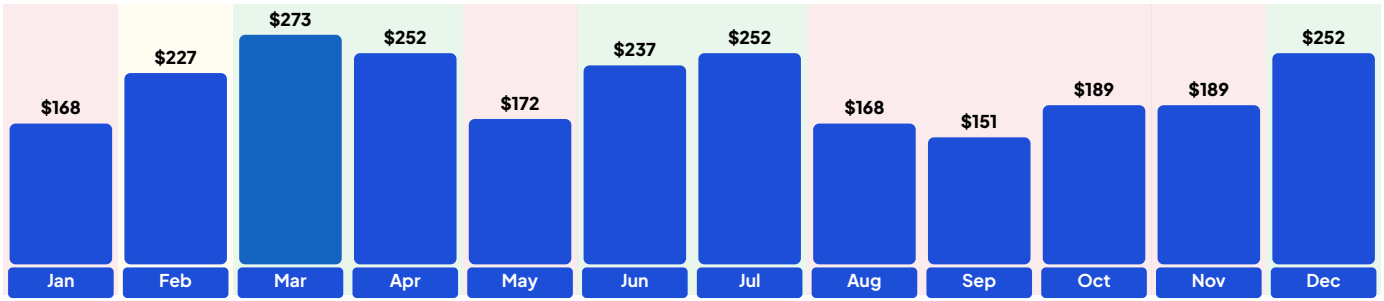
BLUE GEMS FEES

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%)	$2,873	$4,076	$5,369	$4,309	$2,647	$4,782	$5,387	$3,160	$2,195	$3,070	$3,232	$5,171	$46,270
Base Case (70%)	$3,352	$4,755	$6,263	$5,027	$3,088	$5,579	$6,284	$3,687	$2,561	$3,582	$3,771	$6,033	$53,982
Optimistic (80%)	$3,830	$5,434	$7,158	$5,746	$3,529	$6,376	$7,182	$4,213	$2,926	$4,094	$4,309	$6,895	$61,694

MONTHLY ADR WITH SEASONALITY



60% OCCUPANCY **$46,270**

70% OCCUPANCY **$53,982**

80% OCCUPANCY **$61,694**

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.