

**Address: 605 W Bleeker Street, Aspen, CO 81611**  
**Size: 4,314 sq ft, 4 Bedrooms, 5 Full & 1 Half Bath, Single Family Home**

*This information is based on properties of similar size, amenities, and proximity to town. Pursuing maximum occupancy and taking into account the owner's calendar, this home could generate the following income based on the following estimated rental rates. Additional expenses would include rental commissions averaging 20%. This is a conservative estimate and we will actively pursue additional rentals for the property.*

**Dated: February 21, 2018**

| <b>SHORT TERM PROJECTED INCOME</b>         |                                   |                       |                        |
|--|-----------------------------------|-----------------------|------------------------|
|  | <b>Projected Number of Nights</b> | <b>Projected Rate</b> | <b>Projected Total</b> |
| <b>Winter Season</b>                       |                                   |                       |                        |
| Holiday                                    | 10                                | \$5,500.00            | \$55,000.00            |
| January regular                            | 7                                 | \$4,000.00            | \$28,000.00            |
| February                                   | 7                                 | \$4,000.00            | \$28,000.00            |
| March                                      | 7                                 | \$4,000.00            | \$28,000.00            |
| Early December - April                     | 7                                 | \$3,500.00            | \$24,500.00            |
|  |                                   |                       | <b>\$163,500.00</b>    |
| <b>Summer Season</b>                       |                                   |                       |                        |
| June                                       |                                   |                       |                        |
| July                                       |                                   | \$70,000.00           | \$70,000.00            |
| August                                     |                                   | \$70,000.00           | \$70,000.00            |
| September                                  |                                   |                       |                        |
|  |                                   |                       | <b>\$140,000.00</b>    |
| <b>Annual Projected Income</b>             |                                   |                       | <b>\$303,500.00</b>    |
| <b>PROJECTED EXPENSE</b>                   |                                   |                       |                        |
| Projected Commission Expense               |                                   | 20%                   | \$60,700.00            |
| Projected Housekeeping Expense for rentals |                                   |                       | TBD                    |
| Annual HOA dues                            |                                   |                       | \$0.00                 |
| Annual Property taxes (2017)               |                                   |                       | \$17,010.30            |
| <b>Annual Projected Expenses</b>           |                                   |                       | <b>\$77,710.30</b>     |
| <b>SHORT TERM NET PROJECTED INCOME</b>     |                                   |                       | <b>\$225,789.70</b>    |

| <b>LONG TERM PROJECTED INCOME</b>          |  |     |                     |
|--|--|-----|---------------------|
| Long Term Monthly (12 Month Lease)         |  |     | \$25,000.00         |
|  |  |     | <b>\$300,000.00</b> |
| <b>PROJECTED EXPENSE</b>                   |  |     |                     |
| Projected Commission Expense               |  | 10% | \$30,000.00         |
| Projected Housekeeping Expense for rentals |  |     | TBD                 |
| Annual HOA dues                            |  |     | \$0.00              |
| Annual Property taxes (2017)               |  |     | \$17,010.30         |
| <b>Annual Projected Expenses</b>           |  |     | <b>\$47,010.30</b>  |
| <b>LONG TERM NET PROJECTED INCOME</b>      |  |     | <b>\$252,989.70</b> |

*Any data, figures, assumptions, projections and information contained herein is intended solely for clients of Aspen Snowmass Sotheby's International Realty for informational purposes only and may not be relied on by any party for investment or sale purposes. Neither Aspen Snowmass Sotheby's International Realty, nor any of their, brokers, employees, agents or affiliates make any representations, guarantees or warranties regarding ownership, rental or leasing the property or properties described herein and/or potential income that may derived therefrom. The information contained herein is unverified and subject to change at any time.*



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