





## Launch Your Vacation Rental Business with Evolve

We've averaged data from managing vacation rentals across North America, plus broader market trends, to help you understand this area's potential.\* Let us know how else we can help.





### How Does Home Size Affect Performance?





 Number of Bedrooms	 Average Nights Booked	 Amount of Year Booked	 Local Inventory Breakdown
1 Bedroom	113	31%	11%
2 Bedrooms	84	23%	31%
3 Bedrooms	91	25%	32%
4 Bedrooms	110	30%	15%
5 Bedrooms	99	27%	6%



**TOP EVOLVE PERFORMER:**

-  3 Bedrooms
-  219 Nights Booked

### How Much Revenue Can You Expect?

 Number of Bedrooms	 Average Daily Rate	 Average Yearly Revenue Top 50%	 Average Yearly Revenue Top 75%
1 Bedroom	\$168	\$30,013	\$34,615
2 Bedrooms	\$228	\$32,405	\$69,214
3 Bedrooms	\$319	\$39,985	\$105,854
4 Bedrooms	\$463	\$71,774	\$110,874
5 Bedrooms	\$519	\$97,307	\$114,139

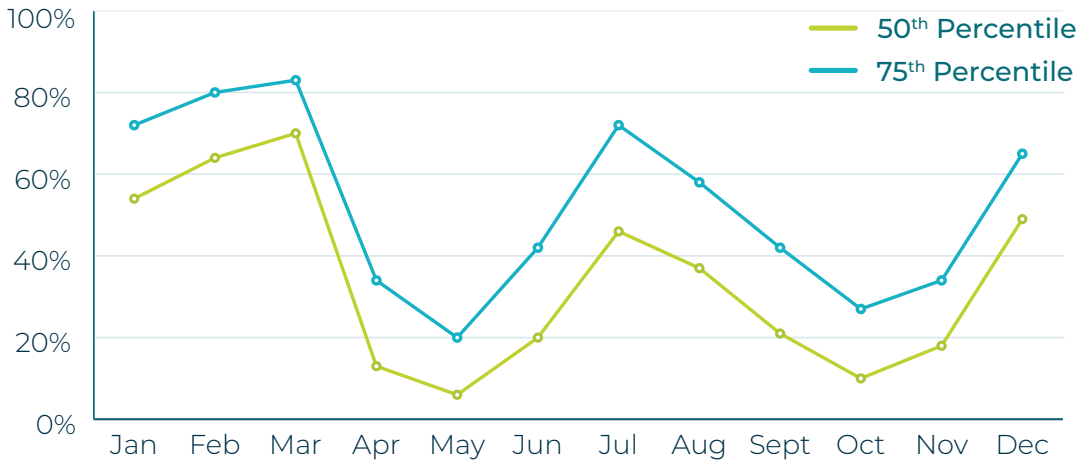


**TOP EVOLVE PERFORMER:**

-  3 Bedrooms
-  \$356 Average Daily Rate

# Occupancy by Month

Amount of month booked throughout the year (high and low season).



**Jan, Feb, Mar, July**  
High Season



**April, May, Sep, Oct**  
Low Season



**Average Days Booked in Advance**

**62      41**

High Season    Low Season



**Average Length of Stay in Days**

**3      3**

High Season    Low Season



**Average Daily Rate**

**\$325      \$214**

High Season    Low Season

## Tools for Investors and Owners

Whether you're just starting out or you're already a rental owner, our website can help.



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**Evolve Vacation Rental Management**

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\* This report is not a guarantee or offer of performance by Evolve. The report is intended to show only an expected range of possible outcomes based on the historical average performance of the market area, is not exclusively based on actual Evolve customer accounts, and does not reflect the effect of future changes in material economic and market factors. This report includes data for Breckenridge, CO. This info is based on data from 1/1/19 - 12/31/19.