

STAG'S LEAP

5 Bedroom • 6 Bath • Sleeps 14



Projected Net Revenue Breakdown:

The projections below assume zero owner-occupied days and a strategy focused on optimized income. Through maximizing occupancy, effective marketing, and dynamic pricing, Outpost has been able to significantly exceed the numbers of its competitors - sometimes by 50 to 100 percent.

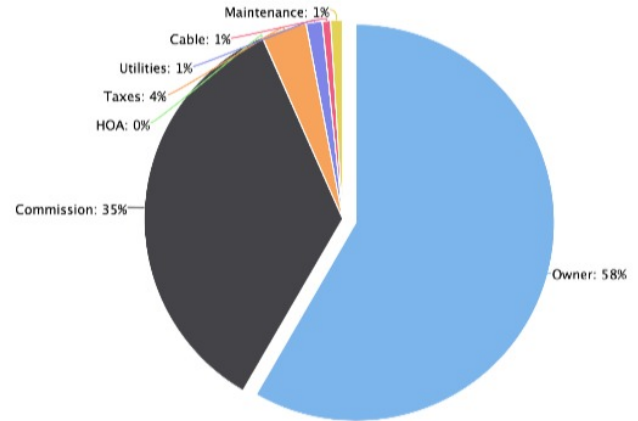
SEASON	PRICE PER NIGHT	NIGHTS PER SEASON	RENT & COMMISSIONS
Early Ski	\$599	5	\$2,995
Holiday	\$4,249	10	\$42,490
Ski Value	\$1,499	5	\$7,495
Ski Season	\$2,499	50	\$124,950
Off Season	\$599	5	\$2,995
Summer Value	\$1,249	10	\$12,490
Summer	\$1,999	45	\$89,955
Shoulder Season	\$1,249	15	\$18,735
Fall	\$599	5	\$2,995
			\$305,100

DISCLAIMER:

This document includes forecasts and projections that represent Outpost's assumptions and expectations in light of currently available information. Outpost's actual performance results may differ from those projected. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts.

Estimated Net Income Breakdown:

INPUTED VARIABLES		RESULTS	
Net Rent	\$305,100	Net Rent	\$305,100
Management Fee	35%	Management Fee	\$106,785
HOA Fee	\$0	HOA Fee	\$0
Property Taxes	\$11,221	Property Taxes	\$11,221
Utilities	\$4,000	Utilities	\$4,000
Cable	\$2,000	Cable	\$2,000
Maintenance	\$3,000	Maintenance	\$3,000
		Net Income	\$178,094
Closing / List Price	\$5,795,000	Net Yield	3.07%



Yield Analysis:

PRICE VS. YIELD		COMMISSION VS. YIELD		NET REV VS. YIELD	
\$6,500,000	2.74%	44%	2.60%	\$245,000	2.40%
\$6,250,000	2.85%	41%	2.75%	\$265,000	2.62%
\$6,000,000	2.97%	38%	2.91%	\$285,000	2.84%
\$5,795,000	3.07%	35%	3.07%	\$305,100	3.07%
\$5,500,000	3.24%	35%	3.07%	\$325,000	3.29%
\$5,250,000	3.39%	32%	3.23%	\$345,000	3.52%
\$5,000,000	3561.88%	29%	3.39%	\$365,000	3.74%



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