PARK PLACE
PROPERTIES

Revenue Estimate
11 Yorkville Ave, Toronto, ON M4W 0B
Studio + 1 Bath

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

***All numbers in CAD**

Twelve (12) Month Forecast

	GROSS Monthly Revenue (Before OpEx & Fees)	**GROSS Annual Revenue** (Before OpEx & Fees)	**Blended Average Daily Rate (weekday/weekend)** (ADR) Based on GMR	**Average Occupancy Rate**	**NET Annual Revenue** (7mo STR + 5mo monthly, after fees)	**Total Projected NET Annual Revenue**
Park Place Low Performance Forecast	$4,091.85	$36,551.10	**$181.86**	75.00%	**$23,919.99**	
Park Place Average Performance Forecast	$5,496.27	$44,977.62	**$215.54**	85.00%	**$30,005.34**	**$34,756.44**
Park Place Peak Performance Forecast	$7,415.13	$56,490.78	**$260.18**	95.00%	**$38,319.76**	

Calculation Breakdown for Monthly Revenue Forecasting

	Gross Monthly Revenue (GMR)	**Airbnb Host Fee** (Currently 15.5% of GMR)	**Park Place Commission of 20%** (Charged against GMR + HST)	**Net Monthly Revenue** (NMR) GMR - Fees & Commission	**Notes**
Park Place Low Performance Forecast	$4,091.85	$634.24	$924.76	**$2,532.86**	Low Demand.
Park Place Average Performance Forecast	$5,496.27	$851.92	$1,242.16	**$3,402.19**	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	$7,415.13	$1,149.35	$1,675.82	**$4,589.97**	Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures.
Monthly Furnished Rentals On Airbnb Forecast	$2,000.00	$310.00	$452.00	**$1,238.00**	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.mx/rooms/166746895044443
https://www.airbnb.mx/rooms/26782481?
https://www.airbnb.mx/rooms/549292987801825
https://www.realtor.ca/real-estate/30377333/l707-8-
https://www.realtor.ca/real-estate/30374965/1101-32-
https://www.realtor.ca/real-estate/30416895/2010-771-

PARK PLACE
PROPERTIES

Revenue Estimate
11 Yorkville Ave, Toronto, ON M4W 0B
1 Bed + 1 Bath

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

***All numbers in CAD**

Twelve (12) Month Forecast

	GROSS Monthly Revenue (Before OpEx & Fees)	**GROSS Annual Revenue** (Before OpEx & Fees)	**Blended Average Daily Rate (weekday/weekend)** (ADR) Based on GMR	**Average Occupancy Rate**	**NET Annual Revenue** (7mo STR + 5mo monthly, after fees)	**Total Projected NET Annual Revenue**
Park Place Low Performance Forecast	$5,110.43	$46,262.55	**$227.13**	75.00%	**$30,190.47**	
Park Place Average Performance Forecast	$6,626.43	$55,358.58	**$259.86**	85.00%	**$36,759.32**	**$40,795.96**
Park Place Peak Performance Forecast	$8,256.74	$65,140.41	**$289.71**	95.00%	**$43,823.43**	

Calculation Breakdown for Monthly Revenue Forecasting

	Gross Monthly Revenue (GMR)	**Airbnb Host Fee** (Currently 15.5% of GMR)	**Park Place Commission of 20%** (Charged against GMR + HST)	**Net Monthly Revenue** (NMR) GMR - Fees & Commission	**Notes**
Park Place Low Performance Forecast	$5,110.43	$792.12	$1,154.96	**$3,163.35**	Low Demand.
Park Place Average Performance Forecast	$6,626.43	$1,027.10	$1,497.57	**$4,101.76**	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	$8,256.74	$1,279.79	$1,866.02	**$5,110.92**	Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures.
Monthly Furnished Rentals On Airbnb Forecast	$2,600.00	$403.00	$587.60	**$1,609.40**	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.mx/rooms/161549180566201	https://www.airbnb.mx/rooms/1717463134621	https://www.airbnb.mx/rooms/162195472785548
https://www.realtor.ca/real-estate/30453989/1106-21-	https://www.realtor.ca/real-estate/30455137/1713-11-	https://www.realtor.ca/real-estate/30456118/1705-88-

PARK PLACE
PROPERTIES

Revenue Estimate
11 Yorkville Ave, Toronto, ON M4W 0B
2 Bed + 2 Bath

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

***All numbers in CAD**

Twelve (12) Month Forecast

	GROSS Monthly Revenue (Before OpEx & Fees)	**GROSS Annual Revenue** (Before OpEx & Fees)	**Blended Average Daily Rate (weekday/weekend)** (ADR) Based on GMR	**Average Occupancy Rate**	**NET Annual Revenue** (7mo STR + 5mo monthly, after fees)	**Total Projected NET Annual Revenue**
Park Place Low Performance Forecast	$6,798.15	$59,988.90	**$302.14**	75.00%	**$39,360.38**	
Park Place Average Performance Forecast	$9,152.72	$74,116.29	**$358.93**	85.00%	**$49,562.71**	**$56,387.30**
Park Place Peak Performance Forecast	$11,909.01	$90,654.06	**$417.86**	95.00%	**$61,505.74**	

Calculation Breakdown for Monthly Revenue Forecasting

	Gross Monthly Revenue (GMR)	**Airbnb Host Fee** (Currently 15.5% of GMR)	**Park Place Commission of 20%** (Charged against GMR + HST)	**Net Monthly Revenue** (NMR) GMR - Fees & Commission	**Notes**
Park Place Low Performance Forecast	$6,798.15	$1,053.71	$1,536.38	**$4,208.05**	Low Demand.
Park Place Average Performance Forecast	$9,152.72	$1,418.67	$2,068.51	**$5,665.53**	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	$11,909.01	$1,845.90	$2,691.44	**$7,371.68**	Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures.
Monthly Furnished Rentals On Airbnb Forecast	$3,200.00	$496.00	$723.20	**$1,980.80**	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.mx/rooms/155755208035028
https://www.airbnb.mx/rooms/1741376032236
https://www.airbnb.mx/rooms/174996313253751
https://www.realtor.ca/real-estate/30453611/1602-1-
https://www.realtor.ca/real-estate/30454337/4002-8-
https://www.realtor.ca/real-estate/30459926/608-771-

PARK PLACE
PROPERTIES

Revenue Estimate
11 Yorkville Ave, Toronto, ON M4W 0B
3 Bed + 2 Bath

The City of Toronto allows you to rent a maximum of 180 nights per calendar year (6months) for stays less than 28 nights minimum.

***All numbers in CAD**

Twelve (12) Month Forecast

	GROSS Monthly Revenue (Before OpEx & Fees)	**GROSS Annual Revenue** (Before OpEx & Fees)	**Blended Average Daily Rate (weekday/weekend)** (ADR) Based on GMR	**Average Occupancy Rate**	**NET Annual Revenue** (7mo STR + 5mo monthly, after fees)	**Total Projected NET Annual Revenue**
Park Place Low Performance Forecast	$7,727.85	$72,167.10	**$343.46**	75.00%	**$46,793.27**	
Park Place Average Performance Forecast	$11,745.56	$96,273.33	**$460.61**	85.00%	**$64,201.99**	**$75,140.80**
Park Place Peak Performance Forecast	$16,163.49	$122,780.94	**$567.14**	95.00%	**$83,344.90**	

Calculation Breakdown for Monthly Revenue Forecasting

	Gross Monthly Revenue (GMR)	**Airbnb Host Fee** (Currently 15.5% of GMR)	**Park Place Commission of 20%** (Charged against GMR + HST)	**Net Monthly Revenue** (NMR) GMR - Fees & Commission	**Notes**
Park Place Low Performance Forecast	$7,727.85	$1,197.82	$1,746.49	**$4,783.54**	Low Demand.
Park Place Average Performance Forecast	$11,745.56	$1,820.56	$2,654.50	**$7,270.50**	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	$16,163.49	$2,505.34	$3,652.95	**$10,005.20**	Based on market comparables, Park Place 80% performance average, and our increase of revenue by 30% on higher caliber properties -- with luxury furnishing and fixtures.
Monthly Furnished Rentals On Airbnb Forecast	$4,300.00	$666.50	$971.80	**$2,661.70**	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.mx/rooms/869670389118483
https://www.airbnb.mx/rooms/52896845?
https://www.airbnb.mx/rooms/51432347?
https://www.realtor.ca/real-estate/30207233/2601-771-
https://www.realtor.ca/real-estate/30445061/3801-1-
https://www.realtor.ca/real-estate/30386559/3609-11-