



PARK PLACE PROPERTIES

Revenue Estimate
112 George St Toronto, ON M5A 2M5, Canada
1 Bedroom + 1 Bathroom

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	\$5,369.18	\$47,575.05	\$238.63	75.00%	\$37,485.86	\$62,374.73
Park Place Average Performance Forecast	\$9,001.50	\$69,369.00	\$353.00	85.00%	\$56,403.01	
Park Place Peak Performance Forecast	\$11,008.13	\$81,408.75	\$386.25	95.00%	\$66,853.52	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR + HST)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$5,369.18	\$161.08	\$1,213.43	\$3,994.67	Low Demand.	
Park Place Average Performance Forecast	\$9,001.50	\$270.05	\$2,034.34	\$6,697.12	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$11,008.13	\$330.24	\$2,487.84	\$8,190.05	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	\$2,560.00	\$76.80	\$578.56	\$1,904.64	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/527386452?adults=1&search_mode=regular_search&check_in=2025-12-12
<https://www.airbnb.mx/rooms/1002992424634465181?>
<https://www.realtor.ca/real-estate/27865427/605-311-richmond-street-e-toronto-moss-park-moss->
<https://www.realtor.ca/real-estate/27869113/ph06-205-frederick-street-toronto-moss-park-moss-park>
<https://www.realtor.ca/real-estate/27869247/824-255-richmond-street-e-toronto-moss->



PARK PLACE PROPERTIES

Revenue Estimate
112 George St Toronto, ON M5A 2M5, Canada
2 Bedroom + 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	\$6,412.50	\$58,275.00	\$285.00	75.00%	\$45,672.30	\$68,583.09
Park Place Average Performance Forecast	\$9,651.75	\$77,710.50	\$378.50	85.00%	\$62,542.31	
Park Place Peak Performance Forecast	\$11,681.58	\$89,889.48	\$409.88	95.00%	\$73,113.67	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR + HST)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$6,412.50	\$192.38	\$1,449.23	\$4,770.90	Low Demand.	
Park Place Average Performance Forecast	\$9,651.75	\$289.55	\$2,181.30	\$7,180.90	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$11,681.58	\$350.45	\$2,640.04	\$8,691.10	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	\$3,300.00	\$99.00	\$745.80	\$2,455.20	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/659965365917783728?adults=1&enable_m3_private_room=true

<https://www.airbnb.mx/rooms/1228211211743335697>

<https://www.realtor.ca/real-estate/27609397/1209-318-richmond-street-w-toronto>

<https://www.realtor.ca/real-estate/27768108/n1505-116-george-street-toronto-moss-park-moss-park>

<https://www.realtor.ca/real-estate/27864845/411-105-george-street-toronto-moss-park>



PARK PLACE PROPERTIES

Revenue Estimate
112 George St Toronto, ON M5A 2M5, Canada
3 Bedroom + 2 Bathroom

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	\$8,876.25	\$78,457.50	\$394.50	75.00%	\$61,851.51	\$88,990.65
Park Place Average Performance Forecast	\$11,315.63	\$93,093.75	\$443.75	85.00%	\$74,555.78	
Park Place Peak Performance Forecast	\$16,166.06	\$122,196.33	\$567.23	95.00%	\$99,816.81	
Calculation Breakdown for Monthly Revenue Forecasting						
	Gross Monthly Revenue (GMR)	Airbnb Host Fee (Currently 3% of GMR)	Park Place Commission of 20% (Charged against GMR + HST)	Net Monthly Revenue (NMR) GMR - Fees & Commission	Notes	
Park Place Low Performance Forecast	\$8,876.25	\$266.29	\$2,006.03	\$6,603.93	Low Demand.	
Park Place Average Performance Forecast	\$11,315.63	\$339.47	\$2,557.33	\$8,418.83	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$16,166.06	\$484.98	\$3,653.53	\$12,027.54	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	\$4,200.00	\$126.00	\$949.20	\$3,124.80	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.	

Comparables

<https://www.realtor.ca/real-estate/27872196/207-92-king-street-e-toronto-church-yonge-corridor-church>

<https://www.realtor.ca/real-estate/27870807/1909-25-dalhousie-street-toronto-church>

<https://www.realtor.ca/real-estate/27774691/1605-168-king-street-e-toronto-moss-park-moss>

https://www.airbnb.mx/rooms/1001364951752032144?adults=1&children=0&enable_m3_priv

<https://www.airbnb.mx/rooms/1308003436374096068>