



PARK PLACE PROPERTIES

Revenue Estimate
 "12 York St Toronto, ON M5J 0A9, Canada "
 Studio + 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	\$3,137.40	\$31,724.40	\$139.44	75.00%	\$24,337.58	\$35,734.07
Park Place Average Performance Forecast	\$4,135.34	\$37,712.01	\$162.17	85.00%	\$29,534.82	
Park Place Peak Performance Forecast	\$6,218.42	\$50,210.49	\$218.19	95.00%	\$40,383.51	

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	\$3,137.40	\$94.12	\$709.05	\$2,334.23	Low Demand.
Park Place Average Performance Forecast	\$4,135.34	\$124.06	\$934.59	\$3,076.69	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$6,218.42	\$186.55	\$1,405.36	\$4,626.50	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	\$2,150.00	\$64.50	\$485.90	\$1,599.60	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.ca/rooms/754462904660551013?adults=1&enable_m3_private_room=true

<https://www.airbnb.ca/rooms/616449374883279574?>

https://www.airbnb.ca/rooms/721168259745055885?adults=1&enable_m3_private_room

<https://www.realtor.ca/real-estate/27787828/4201-14-york-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27796876/2111-14-york-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27851455/3711-14-york-street-toronto-waterfront-communities->



PARK PLACE PROPERTIES

Revenue Estimate
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 1 Bedroom + 1 Bathroom

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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	\$3,486.15	\$34,716.90	\$154.94	75.00%	\$26,711.87	\$39,374.49
Park Place Average Performance Forecast	\$4,594.85	\$41,369.07	\$180.19	85.00%	\$32,485.95	
Park Place Peak Performance Forecast	\$6,909.54	\$55,257.24	\$242.44	95.00%	\$44,540.88	
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	\$3,486.15	\$104.58	\$787.87	\$2,593.70	Low Demand.	
Park Place Average Performance Forecast	\$4,594.85	\$137.85	\$1,038.43	\$3,418.56	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$6,909.54	\$207.29	\$1,561.56	\$5,140.70	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	\$2,300.00	\$69.00	\$519.80	\$1,711.20	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.	

Comparables

https://www.airbnb.ca/rooms/754462904660551013?adults=1&enable_m3_private_room=true

<https://www.airbnb.ca/rooms/616449374883279574?>

https://www.airbnb.ca/rooms/721168259745055885?adults=1&enable_m3_private_room

<https://www.realtor.ca/real-estate/27787828/4201-14-york-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27796876/2111-14-york-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27851455/3711-14-york-street-toronto-waterfront-communities->



PARK PLACE PROPERTIES

Revenue Estimate
 "12 York St Toronto, ON M5J 0A9, Canada "
 1 Bedroom + den + 1 Bathroom

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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	\$3,605.63	\$36,633.75	\$160.25	75.00%	\$28,078.10	\$43,197.66
Park Place Average Performance Forecast	\$5,181.35	\$46,088.07	\$203.19	85.00%	\$36,284.44	
Park Place Peak Performance Forecast	\$7,504.34	\$60,026.01	\$263.31	95.00%	\$48,382.58	
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	\$3,605.63	\$108.17	\$814.87	\$2,682.59	Low Demand.	
Park Place Average Performance Forecast	\$5,181.35	\$155.44	\$1,170.98	\$3,854.92	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$7,504.34	\$225.13	\$1,695.98	\$5,583.23	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	\$2,500.00	\$75.00	\$565.00	\$1,860.00	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/917616971680130657?adults=1&enable_m3_private_room=true
https://www.airbnb.mx/rooms/1271146301354961277?adults=1&enable_m3_private_room=true
https://www.airbnb.mx/rooms/535457102?adults=1&enable_m3_private_room=true



PARK PLACE PROPERTIES

Revenue Estimate
 "12 York St Toronto, ON M5J 0A9, Canada "
 2 Bedroom + 1 Bathroom

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*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	\$5,096.25	\$47,677.50	\$226.50	75.00%	\$37,143.27	\$64,655.61
Park Place Average Performance Forecast	\$8,164.85	\$66,089.07	\$320.19	85.00%	\$53,124.51	
Park Place Peak Performance Forecast	\$12,039.54	\$89,337.24	\$422.44	95.00%	\$73,303.92	
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	\$5,096.25	\$152.89	\$1,151.75	\$3,791.61	Low Demand.	
Park Place Average Performance Forecast	\$8,164.85	\$244.95	\$1,845.25	\$6,074.64	Based on market comparables and Park Place performance average of 80% occupancy.	
Park Place Peak Performance Forecast	\$12,039.54	\$361.19	\$2,720.94	\$8,957.42	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	\$2,850.00	\$85.50	\$644.10	\$2,120.40	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/1228455936880357602?adults=1&enable_m3_private_room=true

<https://www.airbnb.mx/rooms/1265955422173950488?>

https://www.airbnb.mx/rooms/1248092454867205498?adults=1&enable_m3_private_room

<https://www.realtor.ca/real-estate/27846963/1504-55-bremner-boulevard-toronto-bay-street-corridor>

<https://www.realtor.ca/real-estate/27848906/4304-10-york-street-toronto-waterfront>

<https://www.realtor.ca/real-estate/27848917/4812-14-york-street-toronto-waterfront-communities>



PARK PLACE PROPERTIES

Revenue Estimate
 "12 York St Toronto, ON M5J 0A9, Canada "
 2 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.

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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	\$5,903.55	\$57,021.30	\$262.38	75.00%	\$44,137.69	\$70,157.42
Park Place Average Performance Forecast	\$8,840.60	\$74,643.57	\$346.69	85.00%	\$59,433.82	
Park Place Peak Performance Forecast	\$12,443.96	\$96,263.73	\$436.63	95.00%	\$78,200.12	

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	\$5,903.55	\$177.11	\$1,334.20	\$4,392.24	Low Demand.
Park Place Average Performance Forecast	\$8,840.60	\$265.22	\$1,997.97	\$6,577.40	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$12,443.96	\$373.32	\$2,812.33	\$9,258.30	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	\$3,600.00	\$108.00	\$813.60	\$2,678.40	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/975441138519227660?adults=1&enable_m3_private_room=true

<https://www.airbnb.mx/rooms/641339938270792610?>

https://www.airbnb.mx/rooms/666728647967205524?adults=1&enable_m3_private_room

<https://www.realtor.ca/real-estate/27825523/510-19-grand-trunk-crescent-toronto-waterfront->

<https://www.realtor.ca/real-estate/27832493/5504-88-harbour-street-toronto-waterfront->

<https://www.realtor.ca/real-estate/27837550/5803-10-york-street-toronto-waterfront-communities->



PARK PLACE PROPERTIES

Revenue Estimate
 "12 York St Toronto, ON M5J 0A9, 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	\$6,135.08	\$36,816.45	\$272.67	75.00%	\$31,950.19	\$53,208.76
Park Place Average Performance Forecast	\$8,383.13	\$50,304.75	\$328.75	85.00%	\$43,658.04	
Park Place Peak Performance Forecast	\$11,592.38	\$69,560.25	\$406.75	95.00%	\$60,371.81	

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	\$6,135.08	\$184.05	\$1,386.53	\$4,564.50	Low Demand.
Park Place Average Performance Forecast	\$8,383.13	\$251.49	\$1,894.59	\$6,237.05	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$11,592.38	\$347.77	\$2,619.88	\$8,624.73	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		\$0.03	\$0.23	-\$0.26	Based on market comparables for 28 night minimum stays that may range from 4-10 weeks at a time.

Comparables

https://www.airbnb.com/rooms/1303867037300766604?adults=1&enable_m3_private_room=true
https://www.airbnb.com/rooms/1306730835296296624?adults=1&enable_m3_private_room=true
https://www.airbnb.com/rooms/674022256194902166?adults=1&enable_m3_private_room=true