PARK PLACE
PROPERTIES

Revenue Estimate
181 Sterling Rd, Toronto
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	$5,249.93	$46,499.55	**$233.33**	75.00%	**$30,485.43**	
Park Place Average Performance Forecast	$7,638.27	$60,829.62	**$299.54**	85.00%	**$40,834.12**	**$37,566.53**
Park Place Peak Performance Forecast	$9,956.33	$74,738.00	**$349.35**	95.00%	**$50,878.29**	

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	$5,249.93	$813.74	$1,186.48	**$3,249.70**	Low Demand Months = April/October
Park Place Average Performance Forecast	$7,638.27	$1,183.93	$1,726.25	**$4,728.09**	Average Demand Months = May/September
Park Place Peak Performance Forecast	$9,956.33	$1,543.23	$2,250.13	**$6,162.97**	High Demand Months = June/July/August
Monthly Furnished Rentals On Airbnb Forecast	$2,500.00	$387.50	$565.00	**$1,547.50**	Monthly Season = November - March

Disclaimer:
Please be advised that Park Place cannot offer any guarantees for the values presented in this report. The primary objective of this report is to provide our clients with a potential range of income that could be earned. It is important to note that the property's revenue may be significantly influenced by its quality of equipment, furnishings, and decor. Moreover, once the property has established a good reputation and received positive reviews, it may achieve rates that exceed the average daily rate. During the initial three-month operating period, it may be necessary to initiate lower rates to optimize listing visibility in Airbnb's algorithm and increase occupancy.

https://www.airbnb.mx/rooms/1715935402387957870?
https://www.realtor.ca/real-estate/30443487/918-181-sterling-

https://www.airbnb.mx/rooms/34174879?search_mode=regular_search&
https://www.realtor.ca/real-estate/30377125/129-284-st-

https://www.airbnb.mx/rooms/1550684?search_mode=regular_search&adult
https://www.realtor.ca/real-estate/30383709/213-227-sterling-

PARK PLACE
PROPERTIES

Revenue Estimate
181 Sterling Rd, Toronto
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	$7,270.52	$61,623.09	**$323.13**	75.00%	**$40,788.14**	
Park Place Average Performance Forecast	$9,947.81	$77,686.83	**$390.11**	85.00%	**$52,388.84**	**$48,531.45**
Park Place Peak Performance Forecast	$12,983.18	$95,899.05	**$455.55**	95.00%	**$65,541.10**	

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	$7,270.52	$1,126.93	$1,643.14	**$4,500.45**	Low Demand Months = April/October
Park Place Average Performance Forecast	$9,947.81	$1,541.91	$2,248.20	**$6,157.69**	Average Demand Months = May/September
Park Place Peak Performance Forecast	$12,983.18	$2,012.39	$2,934.20	**$8,036.59**	High Demand Months = June/July/August
Monthly Furnished Rentals On Airbnb Forecast	$3,000.00	$465.00	$678.00	**$1,857.00**	Monthly Season = November - March

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https://www.airbnb.mx/rooms/1626134529393000449? https://www.airbnb.mx/rooms/1553978718151359552? https://www.airbnb.mx/rooms/1518250460479447333?search_mode=regular_search&adult

https://www.realtor.ca/real-estate/30445390/404-130- https://www.realtor.ca/real-estate/30328915/1215-181- https://www.realtor.ca/real-estate/30444671/411-1-vine-

PARK PLACE
PROPERTIES

Revenue Estimate
181 Sterling Rd, Toronto
3 Bed + 3 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	$8,977.50	$74,265.00	**$399.00**	75.00%	**$49,422.51**	
Park Place Average Performance Forecast	$11,755.50	$90,933.00	**$461.00**	85.00%	**$61,459.58**	**$57,771.27**
Park Place Peak Performance Forecast	$15,732.00	$114,792.00	**$552.00**	95.00%	**$78,689.76**	

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	$8,977.50	$1,391.51	$2,028.92	**$5,557.07**	Low Demand Months = April/October
Park Place Average Performance Forecast	$11,755.50	$1,822.10	$2,656.74	**$7,276.65**	Average Demand Months = May/September
Park Place Peak Performance Forecast	$15,732.00	$2,438.46	$3,555.43	**$9,738.11**	High Demand Months = June/July/August
Monthly Furnished Rentals On Airbnb Forecast	$3,400.00	$527.00	$768.40	**$2,104.60**	Monthly Season = November - March

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https://www.airbnb.mx/rooms/1513771480204372228? https://www.airbnb.mx/rooms/691220523736304344? https://www.airbnb.mx/rooms/1792859989445069284?search_mode=regular_search&adult

https://www.realtor.ca/real-estate/30309460/1-490-brock- https://www.realtor.ca/real-estate/30356021/main-floor- https://www.realtor.ca/real-estate/30365201/48-perth-avenue-