



PARK PLACE PROPERTIES

Revenue Estimate
300 Front Street West #502, Toronto, ON, Canada
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.

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)
Park Place Low Performance Forecast	\$4,205.70	\$40,114.20	\$186.92	75.00%	\$31,128.89
Park Place Average Performance Forecast	\$6,177.38	\$51,944.25	\$242.25	85.00%	\$41,397.37
Park Place Peak Performance Forecast	\$8,443.13	\$65,538.75	\$296.25	95.00%	\$53,197.40

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	\$4,205.70	\$126.17	\$950.49	\$3,129.04	Low Demand.
Park Place Average Performance Forecast	\$6,177.38	\$185.32	\$1,396.09	\$4,595.97	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$8,443.13	\$253.29	\$1,908.15	\$6,281.69	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	\$2,480.00	\$74.40	\$560.48	\$1,845.12	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/1221269616101847>

<https://www.airbnb.mx/rooms/64619929276>

<https://www.airbnb.mx/rooms/12174761090>

<https://www.realtor.ca/real-estate/27882486/605-458->

<https://www.realtor.ca/real-estate/27882960/1603-199->
<https://www.realtor.ca/real-estate/27882805/5409-100->

*All numbers in CAD



PARK PLACE

PROPERTIES

Revenue Estimate
300 Front Street West #502, Toronto, ON, Canada
1 Bed + Den + 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.

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)
Park Place Low Performance Forecast	\$4,476.60	\$46,359.60	\$198.96	75.00%	\$35,404.13
Park Place Average Performance Forecast	\$7,547.75	\$64,786.47	\$295.99	85.00%	\$51,398.66
Park Place Peak Performance Forecast	\$9,447.18	\$76,183.08	\$331.48	95.00%	\$61,290.91

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	\$4,476.60	\$134.30	\$1,011.71	\$3,330.59	Low Demand.
Park Place Average Performance Forecast	\$7,547.75	\$226.43	\$1,705.79	\$5,615.52	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$9,447.18	\$283.42	\$2,135.06	\$7,028.70	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	\$3,250.00	\$97.50	\$734.50	\$2,418.00	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/1339736712490656> <https://www.airbnb.mx/rooms/11082605994> <https://www.airbnb.mx/rooms/11299049136>

*All numbers in CAD



PARK PLACE PROPERTIES

Revenue Estimate
300 Front Street West, Toronto, ON, Canada
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.

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)
Park Place Low Performance Forecast	\$6,534.68	\$63,808.05	\$290.43	75.00%	\$49,284.59
Park Place Average Performance Forecast	\$11,937.32	\$96,223.89	\$468.13	85.00%	\$77,421.54
Park Place Peak Performance Forecast	\$20,831.79	\$149,590.74	\$730.94	95.00%	\$123,743.96

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	\$6,534.68	\$196.04	\$1,476.84	\$4,861.80	Low Demand.
Park Place Average Performance Forecast	\$11,937.32	\$358.12	\$2,697.83	\$8,881.36	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$20,831.79	\$624.95	\$4,707.98	\$15,498.85	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	\$4,100.00	\$123.00	\$926.60	\$3,050.40	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/27466858/1126-36->
<https://www.realtor.ca/real-estate/27474041/1406-352->
<https://www.airbnb.ca/rooms/95825200006>
<https://www.airbnb.com/rooms/9733122159>
<https://www.airbnb.com/rooms/1185422034>
<https://www.airbnb.com/rooms/1198712189>

*All numbers in CAD



PARK PLACE P R O P E R T I E S

Revenue Estimate

300 Front Street West, Toronto, ON, Canada
3 Bedrooms + 3 Bathrooms

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

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)
Park Place Low Performance Forecast	\$8,769.38	\$86,216.25	\$389.75	75.00%	\$66,502.91
Park Place Average Performance Forecast	\$12,423.60	\$108,141.60	\$487.20	85.00%	\$85,534.11
Park Place Peak Performance Forecast	\$24,397.71	\$179,986.26	\$856.06	95.00%	\$147,895.27

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	\$8,769.38	\$263.08	\$1,981.88	\$6,524.42	Low Demand.
Park Place Average Performance Forecast	\$12,423.60	\$372.71	\$2,807.73	\$9,243.16	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$24,397.71	\$731.93	\$5,513.88	\$18,151.90	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	\$5,600.00	\$168.00	\$1,265.60	\$4,166.40	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/27821739/5809-138->

<https://www.realtor.ca/real-estate/27821739/5809-138->

<https://www.realtor.ca/real-estate/27821739/5809-138->

<https://www.airbnb.mx/rooms/1305399431469864>

<https://www.airbnb.mx/rooms/10746655887>

<https://www.airbnb.mx/rooms/70969971582>