



PARK PLACE

PROPERTIES

Revenue Estimate
55/65 BREMNER BOULEVARD
Toronto (Waterfront Communities), Ontario M5J0A6
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.

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	\$3,571.88	\$36,431.25	\$158.75	75.00%	\$27,902.33
Park Place Average Performance Forecast	\$5,731.13	\$49,386.75	\$224.75	85.00%	\$39,147.70
Park Place Peak Performance Forecast	\$8,549.72	\$66,298.29	\$299.99	95.00%	\$53,826.92

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	\$3,571.88	\$107.16	\$807.24	\$2,657.48	Low Demand.
Park Place Average Performance Forecast	\$5,731.13	\$171.93	\$1,295.23	\$4,263.96	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$8,549.72	\$256.49	\$1,932.24	\$6,360.99	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/1289461486769921> <https://www.airbnb.mx/rooms/64619929276> <https://www.airbnb.mx/rooms/12212696161>

*All numbers in CAD



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1 bed 1 bath

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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)
Park Place Low Performance Forecast	\$3,898.13	\$37,758.75	\$173.25	75.00%	\$29,210.84
Park Place Average Performance Forecast	\$6,222.00	\$51,702.00	\$244.00	85.00%	\$41,313.58
Park Place Peak Performance Forecast	\$9,116.58	\$69,069.48	\$319.88	95.00%	\$56,388.55

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	\$3,898.13	\$116.94	\$880.98	\$2,900.21	Low Demand.
Park Place Average Performance Forecast	\$6,222.00	\$186.66	\$1,406.17	\$4,629.17	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$9,116.58	\$273.50	\$2,060.35	\$6,782.74	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	\$2,395.00	\$71.85	\$541.27	\$1,781.88	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/1196709012325538>
<https://www.airbnb.mx/rooms/53545710?>
<https://www.airbnb.mx/rooms/91761697168>

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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)
Park Place Low Performance Forecast	\$5,705.10	\$52,830.60	\$253.56	75.00%	\$41,244.16
Park Place Average Performance Forecast	\$9,991.16	\$78,546.93	\$391.81	85.00%	\$63,565.94
Park Place Peak Performance Forecast	\$13,598.21	\$100,189.23	\$477.13	95.00%	\$82,351.45

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	\$5,705.10	\$171.15	\$1,289.35	\$4,244.59	Low Demand.
Park Place Average Performance Forecast	\$9,991.16	\$299.73	\$2,258.00	\$7,433.42	Based on market comparables and Park Place performance average of 80% occupancy.
Park Place Peak Performance Forecast	\$13,598.21	\$407.95	\$3,073.19	\$10,117.06	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	\$3,100.00	\$93.00	\$700.60	\$2,306.40	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/6413399382707926> <https://www.airbnb.mx/rooms/12480924548> <https://www.airbnb.mx/rooms/82908320871244243>

*All numbers in CAD