

CONFIDENTIAL INFORMATION

Profit and Loss Statement

Wander Joshua Tree

T12

T12

Days Booked	141
Days Available	283
Bookable Occupancy Rate	50%
Total Occupancy Rate	21%
ADR	633
RevPAR	315

Rental Revenue

Rental Revenue	96,633
Refunds	(870)
Occupancy Taxes	(6,567)
Total Rental Revenue	89,196

Wander Property Management Fee --

Variable Expenses

Cleaning (Expense)	17,210
Supplies and Consumables	4,634
Amenity Maintenance	2,915
Electric & Gas	10,781
Water, Sewer, Trash	2,054
Other Utilities	--
Landscaping	2,065
WiFi / Internet	1,580
Security & Tech	--
Inspections	--
R&M	4,423
Runners and Valet	--
Maintenance Non Recurring	220
Stripe Fees	2,816
Total Variable Expenses	48,698

Fixed Expenses

Home Insurance	8,257
RET	26,463
HOA Dues	--
Total Fixed Expenses	34,720

NOI	5,778
<i>NOI Margin</i>	<i>6 %</i>
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Profit and Loss Statement

Wander Joshua Tree

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	1Q2025	1Q2025	1Q2025	2Q2025	2Q2025	2Q2025	3Q2025	3Q2025	3Q2025	4Q2025	4Q2025	4Q2025	T12 Total	Notes
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25		
Days Booked	8	11	17	15	15	8	8	11	14	12	16	6	141	
Days Available	23	22	26	23	20	26	22	25	22	23	27	24	283	
Days in Month	337	28	31	30	31	30	31	31	30	31	30	31	671	
Bookable Occupancy Rate	35%	50%	65%	65%	75%	31%	36%	44%	64%	52%	59%	25%	50%	
Total Occupancy Rate	2%	39%	55%	50%	48%	27%	26%	35%	47%	39%	53%	19%	21%	
ADR	632	705	590	925	550	467	495	755	589	551	533	808	633	
RevPAR	220	353	386	603	413	144	180	332	375	287	316	202	315	
Rental Revenue														
Rental Revenue	5,658	8,243	10,213	14,502	9,315	4,184	4,431	8,702	9,927	7,003	9,608	4,847	96,633	
Refunds	--	--	(180)	--	--	--	--	--	(690)	--	--	--	(870)	
Occupancy Taxes	(606)	(484)	--	(627)	(1,064)	(448)	(475)	(401)	(989)	(396)	(1,077)	--	(6,567)	
Total Rental Revenue	5,052	7,759	10,033	13,875	8,251	3,736	3,956	8,301	8,248	6,607	8,531	4,847	89,196	
Wander Property Management Fee	--	--	--	--	--	--	--	--	--	--	--	--	--	
Variable Expenses														
Cleaning (Expense)	2,550	1,500	2,100	1,050	2,410	835	1,750	1,635	400	1,255	875	850	17,210	
Supplies and Consumables	844	27	--	441	736	160	294	160	209	1,386	99	278	4,634	
Amenity Maintenance	260	255	--	260	390	170	410	260	195	260	195	260	2,915	
Electric & Gas	21	1,080	378	1,096	498	1,221	1,048	854	792	1,014	1,374	1,405	10,781	
Water, Sewer, Trash	167	159	159	175	183	151	180	177	168	164	164	207	2,054	
Other Utilities	--	--	--	--	--	--	--	--	--	--	--	--	--	
Landscaping	135	285	260	195	--	400	150	--	--	490	150	--	2,065	
WiFi / Internet	131	99	134	134	134	134	134	136	136	136	136	136	1,580	
Security & Tech	--	--	--	--	--	--	--	--	--	--	--	--	--	
Inspections	--	--	--	--	--	--	--	--	--	--	--	--	--	
R&M	675	115	61	61	1,320	374	321	633	238	56	353	216	4,423	
Runners and Valet	--	--	--	--	--	--	--	--	--	--	--	--	--	
Maintenance Non Recurring	100	--	--	--	--	--	120	--	--	--	--	--	220	
Stripe Fees	170	246	246	445	280	126	133	257	277	207	288	141	2,816	
Total Variable Expenses	5,053	3,766	3,338	3,857	5,951	3,571	4,540	4,112	2,415	4,968	3,634	3,493	48,698	
Fixed Expenses														
Home Insurance	701	634	701	679	701	679	701	701	679	701	679	701	8,257	
RET	2,406	2,405	--	2,405	2,406	2,405	2,406	2,406	2,406	2,406	2,406	2,406	26,463	
HOA Dues	--	--	--	--	--	--	--	--	--	--	--	--	--	
Total Fixed Expenses	3,107	3,039	701	3,084	3,107	3,084	3,107	3,107	3,085	3,107	3,085	3,107	34,720	
NOI	(3,108)	954	5,994	6,934	(807)	(2,919)	(3,691)	1,082	2,748	(1,468)	1,812	(1,753)	5,778	
<i>NOI Margin</i>	<i>(62) %</i>	<i>12 %</i>	<i>60 %</i>	<i>50 %</i>	<i>(10) %</i>	<i>(78) %</i>	<i>(93) %</i>	<i>13 %</i>	<i>33 %</i>	<i>(22) %</i>	<i>21 %</i>	<i>(36) %</i>	<i>6 %</i>	







