Rental Projections Pro Forma Summary – 4 bedroom, 2.5 bathroom (Remodel)

1781 Captain Molly Drive, Park City, UT



Total Projected Gross Annual Revenue: $115,000-$145,000

Key Data / AirDNA / DestiMetrics for Old Town 4BR units; comps for fully remodeled golf-course units under premium management, maximum use investment property. Depending on furnisging and new appointment this property could get up 15% more.

Property Details

- **Bedrooms:** 4
- **Bathrooms:** 2.5
- **Square Footage:** ~1,780 sq. ft.~sleeps 10-12

Key Attributes: Rare end unit on the Park City 18 hole golf course that allows for nightly rentals and pets (with restrictions). Walk to grocery stores, shopping, or free bus stop. Easy living in this Old Town property! Full remodel, expanded number of sleepers and modern appliances, AC, and updated fixtures.

Seasonal Revenue Projections

Season	Estimated Gross Revenue	ADR/Occupancy
Winter (Dec-March)	$63,750-$92,150	$750-$950/70-80%
Summer (June-August)	$20,700-$31,625	$450-$575/40-60%
Shoulders (April-May, Sep-Nov)	$13,300-$23,850	$350-$450/20-30%
Totals	**$115,000-$145,000**	**169-205 nights/65%**

The data represented here is based on rental histories of properties of similar size and location. A variety of factors have historically influenced the revenue potential of a unit, including furnishings & amenities in unit, owner's use, snow conditions, the economy, airline prices, location within complex, wi-fi access, pandemic/world situations, etc., and unforeseen events that are beyond the control of the owner or property manager.Additionally, this data is for discussion purposes only and should in no way be considered a guarantee of future income. CooperWynn Property Management secures direct bookings and works with a variety of third-party distribution channels (i.e., Booking.com, Expedia, VRBO, Airbnb, etc.) of which an average fee of 18-23% is required by the distribution channel. The third-party fee is taken from the gross value of the rent, then the net rent value is subject to the commission split as outlined in our rental contract.



CooperWynn PROPERTY MANAGEMENT

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"We have built such an amazing relationship with the great folks at CooperWynn, from revenue management to emergency repairs and the care for our renters. CooperWynn works hard to continually sharpen their act for our benefit. I have worked with several management companies between Park City and Florida and I give Marc and his team at CooperWynn 5 Stars plus for sure. "

-Kelly Hudson

Our Company

- Hi— we're CooperWynn Property Management, a small, locally owned team right here in Park City, Utah, with just 8 full-time folks who live and breathe this community. We specialize in nightly rentals, but what really sets us apart is our focus on building close, genuine partnerships with our owners and guests. Unlike those big companies juggling properties across multiple cities, we're all in on Park City—dedicated to your home, your success, and creating those memorable stays that keep people coming back. With over 40 years of combined experience, we're responsive, transparent, and always reachable, because we value trust above all. We keep our projections honest and realistic, so you know exactly what to expect—no overblown promises, just straightforward advice from neighbors who care.

Management Team

- Our tight-knit team is all about protecting your investment while keeping things relaxed and approachable. We're a small group of locals committed to professional, ethical practices, but we do it with a personal touch—responding quickly to your needs and treating every interaction like a conversation with a friend. We focus solely on Park City, which means we're not stretched thin; instead, we're here to foster long-term relationships. That's why 85% of our owners have stuck with us for over 10 years, and we see so many repeat guests year after year. Whether it's a quick fix or planning for the season, we're your dedicated partners, living in the same community and invested in making every stay special for guests and hassle-free for you.

Housekeeping

- We've got a fantastic in-house housekeeping team that delivers spotless, consistent cleans every time—because we know how much that matters to both owners and guests. We train them thoroughly and inspect every single clean ourselves, ensuring

everything's just right. As a small team, we offer that personalized service, with direct lines to us so your needs are always met promptly and with care.

Competitive and Forward-Thinking Marketing

- Our marketing crew is award-winning and uses smart, dynamic pricing tools to maximize your returns while staying competitive in Park City's market. We'll showcase your home on our site, social media, YouTube, eblasts, and dozens of channels—plus tap into our deep local connections with spots like the Kimball Arts Festival, Sundance, and the Park City Chamber. It's all about highlighting what makes your property special to attract those repeat guests who love coming back to our corner of Park City. We've added a *Virtual Tour* to our properties for greater guest visualization.

Maintenance

- Our maintenance pros are available 24/7, handling emergencies, weekly 62-point checks (during longer vacancies), and post-stay inspections to catch any issues early. As a local, focused team, we're quick to respond and proactive about keeping your property in top shape—because we know it's more than an investment; it's part of our shared community.

"We stayed in one of their Park City rentals and were amazed with the above and beyond service we received. Our check-in was smooth and any questions we inquired about were answered promptly. I would like to thank Tracee for the exceptional service we received over our stay. It was a true pleasure working with the team and we will be planning another visit with them soon. Highly recommended!"

-Brian Kaye

Absolutely outstanding experience with CooperWynn for our Park City ski trip. Easy reservation process, broad range of bedroom/bath/location choices, simple checkin and overall flawless logistics. We ended up in a beautiful 4 bed/3.5 bath condo 1 minute from the slopes. Perfection! Special thanks to Sandra Hull for the fantastic customer service and support our entire trip. I look forward to the next trip and would absolutely reservw with CooperWynn every time.

-Joel Henness