

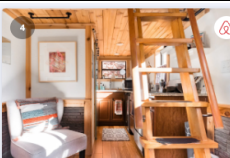

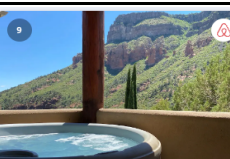
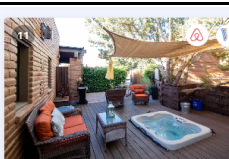

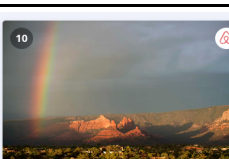
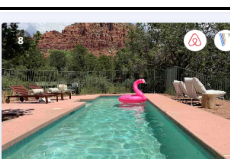



Average Adjusted Revenue from Comps \$ 103,021
Revenue assumption in financial model \$ 89,000
Margin for error 14%

 <p>1 bed · 1 bath · 2 guests</p> <p>Flow Cabin with Private Hot Tub, Fire Pit & Stargazing Deck</p> <p>\$80K Revenue</p> <p>\$82.8K Revenue Potential</p> <p>346 Days Available 79% Occupancy \$293 ADR</p>	<p>Revenue \$ 82,800</p> <p>Size 0%</p> <p>Luxury 5%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 8%</p> <p>Adjusted Revenue \$ 89,424</p> <p>Airbnb link</p>	 <p>1 bed · 1 bath · 2 guests</p> <p>Renew Cabin with Private Stargazing Hot Tub and Yoga Deck</p> <p>\$90.2K Revenue</p> <p>\$94.6K Revenue Potential</p> <p>346 Days Available 86% Occupancy \$304 ADR</p>	<p>Revenue \$ 94,600</p> <p>Size 0%</p> <p>Luxury 5%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 8%</p> <p>Adjusted Revenue \$ 102,168</p> <p>Airbnb link</p>
 <p>1 bed · 1 bath · 2 guests</p> <p>Grow Cabin with Stargazing Hot Tub and Yoga Deck</p> <p>\$89.4K Revenue</p> <p>\$94.5K Revenue Potential</p> <p>343 Days Available 85% Occupancy \$307 ADR</p>	<p>Revenue \$ 94,500</p> <p>Size 0%</p> <p>Luxury 5%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 8%</p> <p>Adjusted Revenue \$ 102,060</p> <p>Airbnb link</p>	 <p>1 bed · 1 bath · 4 guests</p> <p>Breathe Tiny House with Private Hot Tub + Fire Pit</p> <p>\$86.2K Revenue</p> <p>\$89.6K Revenue Potential</p> <p>348 Days Available 85% Occupancy \$293 ADR</p>	<p>Revenue \$ 89,600</p> <p>Size -10%</p> <p>Luxury 5%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments -2%</p> <p>Adjusted Revenue \$ 87,808</p> <p>Airbnb link</p>
 <p>1 bed · 1 bath · 4 guests</p> <p>Peaceful Hideaway In Stunning Oak Creek Canyon</p> <p>\$105.5K Revenue</p> <p>\$111.9K Revenue Potential</p> <p>338 Days Available 81% Occupancy \$386 ADR</p>	<p>Revenue \$ 105,500</p> <p>Size -5%</p> <p>Luxury 3%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 1%</p> <p>Adjusted Revenue \$ 106,555</p> <p>Airbnb link</p>	 <p>1 bed · 1 bath · 2 guests</p> <p>Honeysuckle Villa- Romantic Getaway</p> <p>\$107.1K Revenue</p> <p>\$338 ADR</p> <p>259 Reviews</p>	<p>Revenue \$ 107,100</p> <p>Size 0%</p> <p>Luxury 0%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 3%</p> <p>Adjusted Revenue \$ 110,313</p> <p>Airbnb link</p>
 <p>1 bed · 1 bath · 3 guests</p> <p>Tranquility Base Haven Pool and Hot Tub with View</p> <p>\$108.6K Revenue</p> <p>\$363 ADR</p> <p>140 Reviews</p>	<p>Revenue \$ 108,600</p> <p>Size -3%</p> <p>Luxury 0%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments 0%</p> <p>Adjusted Revenue \$ 108,600</p> <p>Airbnb link</p>	 <p>1 bed · 2 bath · 4 guests</p> <p>Suite Sedona*Stunning Views*Hike*Couples*Business</p> <p>\$108.2K Revenue</p> <p>\$364 ADR</p> <p>321 Reviews</p>	<p>Revenue \$ 108,200</p> <p>Size -10%</p> <p>Luxury -2%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments -9%</p> <p>Adjusted Revenue \$ 98,462</p> <p>Airbnb link</p>
 <p>1 bed · 1 bath · 2 guests</p> <p>Big Hit Ultimate View Retreat House W PRIVATE POOL</p> <p>\$109.1K Revenue</p> <p>\$481 ADR</p> <p>88 Reviews</p>	<p>Revenue \$ 109,100</p> <p>Size 0%</p> <p>Luxury -10%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments -7%</p> <p>Adjusted Revenue \$ 101,463</p> <p>Airbnb link</p>	 <p>1 bed · 1 bath · 2 guests</p> <p>"Love Rocks" on 3 acres of land, outdoor dining</p> <p>\$128.5K Revenue</p> <p>\$466 ADR</p> <p>129 Reviews</p>	<p>Revenue \$ 128,500</p> <p>Size -2%</p> <p>Luxury -5%</p> <p>Uniqueness 3%</p> <p>Overall Adjustments -4%</p> <p>Adjusted Revenue \$ 123,360</p> <p>Airbnb link</p>