



GREAT WESTERN LODGING



Celebrating  
over 25 years in  
Summit County

# Rental Income Projection

## 240 Game Trail Rd

Month	Monthly Rate	Occupancy	Nights in Month	Actual Nights Rented	Monthly Rental Revenue
January	\$600	55%	31	17	\$10,230
February	\$650	75%	28	21	\$13,650
March	\$625	75%	31	23	\$14,531
April	\$350	10%	30	3	\$1,050
May	\$250	5%	31	2	\$388
June	\$450	25%	30	8	\$3,375
July	\$500	75%	31	23	\$11,625
August	\$425	60%	31	18	\$7,650
September	\$325	25%	30	8	\$2,438
October	\$300	15%	31	5	\$1,395
November	\$400	25%	30	8	\$3,000
December	\$750	50%	31	16	\$11,625
<b>YEARLY TOTAL</b>	<b>\$468.75</b>	<b>41%</b>	<b>365</b>	<b>150</b>	<b>\$80,956</b>

# 20%

Our full-service management offer

### About Great Western Lodging (GWL)

- **GWL owner properties are listed on the biggest marketing channels available.** Along with AirBnb/VRBO, we are also advertising on Breckenridge Central Reservations which is through the town of Breckenridge.
- **GWL pays for ALL marketing,** including listings, ads, and photos.
- **We have the best staff because we treat them well.** GWL starts new employees at \$25/hr when the industry standard is only \$20. We offer full health care benefits as well as a 401k with match.
- **We have an employee retention rate of 94%** with over 20 employees.
- **We reward our employees for great service and performance.** Our Owner Relations Team is graded on three factors: owner retention, email and text response within one hour, and answering 96% of all phone calls.
- **We inspect** for cleanliness and property condition after every guest departs.

Estimates are based upon experience and are not guarantees.