

INDIANA DUNES CLUB

Vacation Rental *Proforma*

Illustrative full-year income and occupancy for an Indiana Dunes Club townhome residence under the Wanderluxé short-term rental program.

EXAMPLE · FULL YEAR

Indiana Dunes Club Townhome | 3 Bedroom | 3 Bath | Sleeps 6–8

Estimated Income & Occupancy Analysis		
Total Peak Days Available	99	Jun–Aug, Memorial Day, Labor Day, NYE
Estimated Peak Days Rented	89	90% Occupancy
Estimated Rent Per Peak Day	\$700	
Estimated Total Peak Rent	\$62,300	
Total Shoulder Days Available	84	May, September, October
Estimated Shoulder Days Rented	46	55% Occupancy
Estimated Rent Per Shoulder Day	\$500	
Estimated Total Shoulder Rent	\$23,000	
Total Non-Peak Days Available	182	
Estimated Non-Peak Days Rented	58	32% Occupancy
Estimated Rent Per Non-Peak Day	\$350	
Estimated Total Non-Peak Rent	\$20,300	
Estimated Total Days Available	365	
Estimated Total Days Rented	193	53% Occupancy
Estimated Total Rent	\$105,600	
Assumed Unrented Days for Owner Use	172	

NOTE

Peak-season rate and occupancy assumptions reflect The Wanderlux Collection's reported performance across its existing Beachwalk portfolio (\$700+ average daily rate and roughly 92% occupancy in summer months). Estate homes priced above \$2M are expected to command materially higher nightly rates than the townhome example shown here; a comparable proforma can be prepared for that product tier upon request.

Illustrative only. Actual results depend on nightly-rate strategy, seasonality, unit tier, guest reviews, and market conditions. Not an offer of investment and not a projection of financial performance.