# DUDLEY RESOURCES
BROKERAGE • AUCTIONS • MANAGEMENT

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## Profit & Loss Statement
390 Saddleback Knoll, Nellysford, VA • Short-Term Rental — Operating Performance

| | 2023 | 2024 | 2025 | 2026* |
|---|---|---|---|---|
| **INCOME** | | | | |
| Gross Rental Income | $277,904 | $229,250 | $243,343 | $278,561 |
| Average Daily Rate | $1,943 | $1,777 | $1,947 | $2,444 |
| **OPERATING EXPENSES** | | | | |
| Property Tax | $11,927 | $12,388 | $12,388 | $12,388 |
| Homeowners Insurance | $4,600 | $4,600 | $3,877 | $3,496 |
| Electricity | $7,188 | $7,812 | $8,292 | $8,376 |
| Water | $1,692 | $1,632 | $1,662 | $1,770 |
| Propane | $5,250 | $5,850 | $5,700 | $6,000 |
| Internet | $624 | $624 | $624 | $624 |
| Cleaning Fees | $35,000 | $17,500 | $19,250 | $19,250 |
| Landscaping | $2,850 | $3,500 | $2,500 | $3,000 |
| Property Management Fees | $27,790 | $34,388 | $36,501 | $41,784 |
| Supplies | $3,380 | $3,120 | $2,860 | $2,600 |
| HOA Fees | $2,098 | $2,098 | $2,178 | $2,178 |
| Platform Fees | $13,895 | $11,462 | $13,384 | $16,714 |
| **Total Operating Expenses** | **$116,295** | **$104,974** | **$109,216** | **$118,180** |
| **NET OPERATING INCOME (NOI)** | **$161,610** | **$124,276** | **$134,127** | **$160,381** |
| **PERFORMANCE METRICS** | | | | |
| NOI Margin | **58.2%** | **54.2%** | **55.1%** | **57.6%** |
| Operating Expense Ratio | **41.8%** | **45.8%** | **44.9%** | **42.4%** |

** 2026 figures are year-to-date and forecasted. Average Daily Rate shown as an operating metric, not additive to income.*

*Figures compiled from owner-provided operating records. Presented for informational purposes to support marketing and disposition analysis; not an audited financial statement, appraisal, or tax document.*