

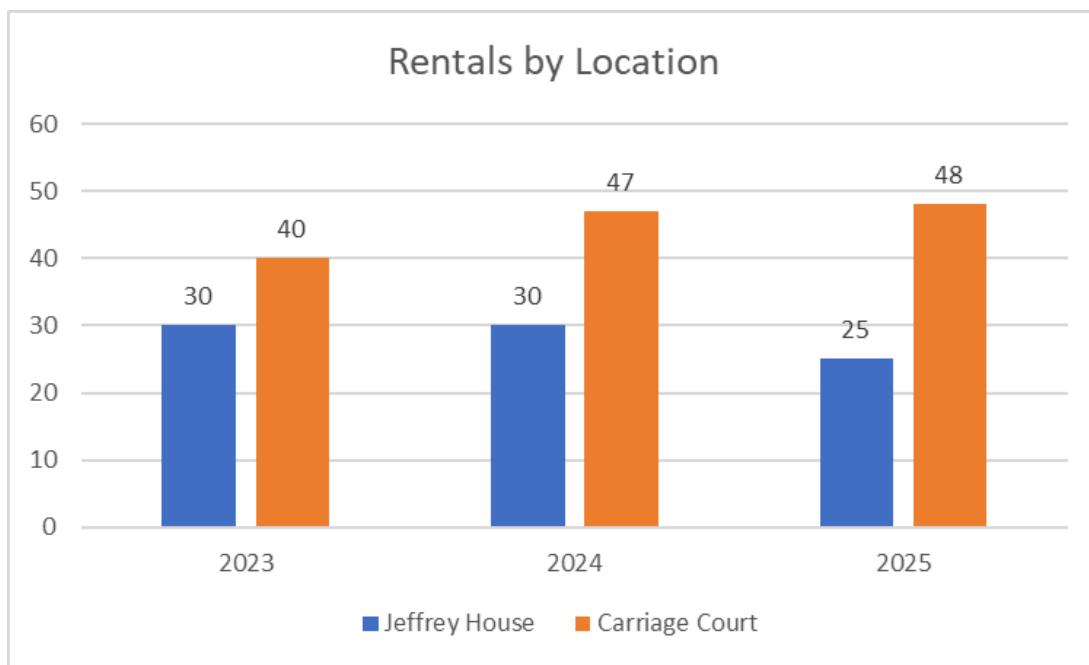
Jeffrey Mansion Rental Report: 2025

Number of Paid Rentals

2023: 70

2024: 77- 10% increase

2025: 73 - 5% decrease



Community Comped Rentals (not included in above numbers)

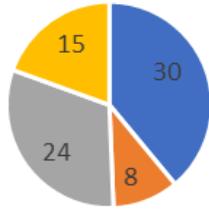
2023 - 25 events

2024 - 16 events

2025 - 24 events

Type of Events

2024



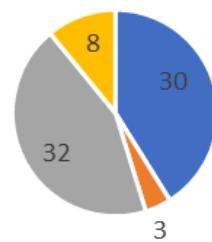
■ Weddings/Rehearsal Dinners, 39%

■ Mitzvahs, 10%

■ Celebrations (grad parties, showers, birthdays), 31%

■ Corporate/Non-profit, 20%

2025



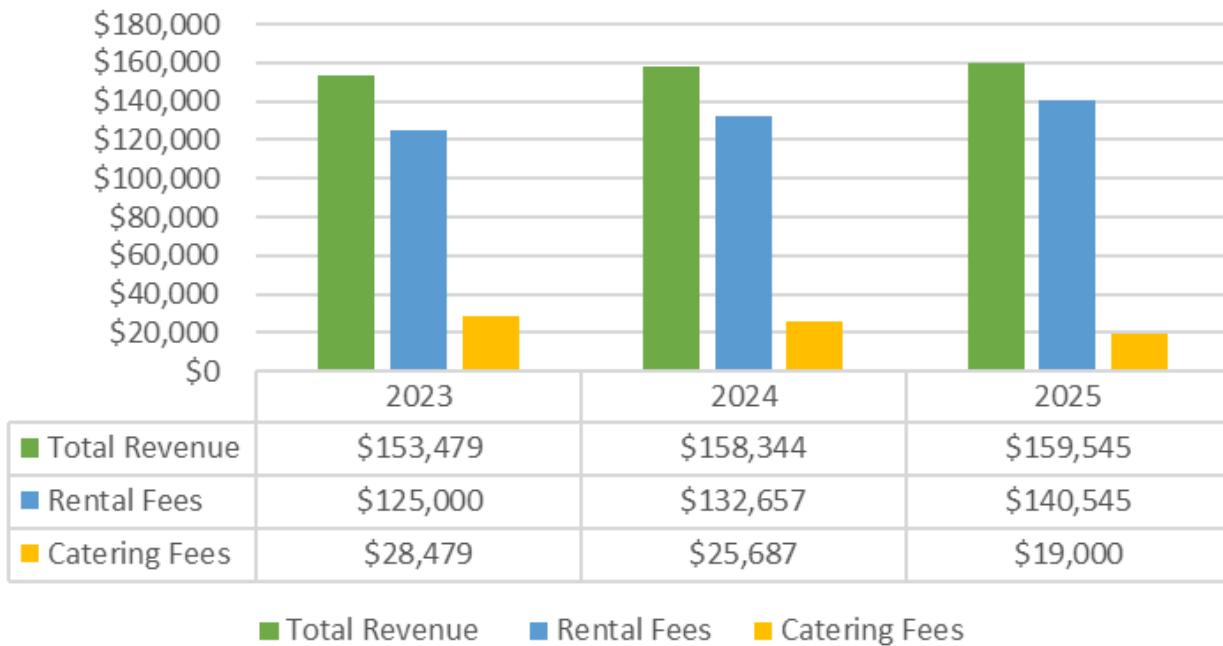
■ Weddings/Rehearsal Dinners, 41%

■ Mitzvahs, 4%

■ Celebrations (grad parties, showers, birthdays), 44%

■ Corporate/Non-profit, 11%

Rental Revenue by Year



**Revenue in the report is associated with the date of the event, not when the deposits/payments are received*

Total Revenue

2023 - \$153,479

2024 - \$158,344 - 3% increase

2025 - \$159,545 - 1% increase

Rental Fees

2023 - \$125,000

2024 - \$132,657 - 6% increase

2025 - \$140,545 - 6% increase

Catering Fees

2023 - \$28,479

2024 - \$25,687 - 10% decrease

2025 - \$19,000 - 25% decrease

**2025, not final*

In 2024, we collected 43 catering fees, averaging \$597 per event.

In 2025, we collected 37 catering fees, averaging \$513 per event.

2026 At A Glance

On the Books

- 37 events booked (vs 32 last year)
- \$143,500 rental revenue (vs. \$76,275 last year)
 - 2026 - \$3,878/event
 - 2025 - \$1,919/event
 - Policy Changes
 - Removed alcohol vs non-alcohol rental rate
 - Increase in rental rates
 - Saturdays booked first, at highest pricepoint
 - More non-residents

Jeffrey House	Old/New Rate		
Type	Fri & Sat. Morning	Sat. Evening	Sun.
Resident	\$1,000/\$1,250	\$1,500/\$1,750	\$150
Resident (Non-Alcohol)	\$750/\$1,000	\$1,000/\$1,250	\$100
Non-Resident (\$2,000/\$2,250	\$2,500/\$2,750	\$250
Non-Resident (Non-Alcohol)	\$1,500/\$1,750	\$2,000/\$2,250	\$200
Carriage Court			
Type	Fri & Sat. Morning	Sat. Evening	Sun.
Resident	\$2,000/\$2,500	\$3,000/\$3,500	\$200
Resident (Non-Alcohol)	\$1,500/\$2,000	\$2,000/\$2,750	\$150
Non-Resident	\$2,500/\$3,250	\$3,500/\$4,250	\$300
Non-Resident (Non-Alcohol)	\$2,000/\$2,500	\$3,000/\$3,500	\$250
Add 1st Floor Space	\$500	\$500	\$500

Highlighted Areas of Growth for 2025

Increase Visibility through Marketing

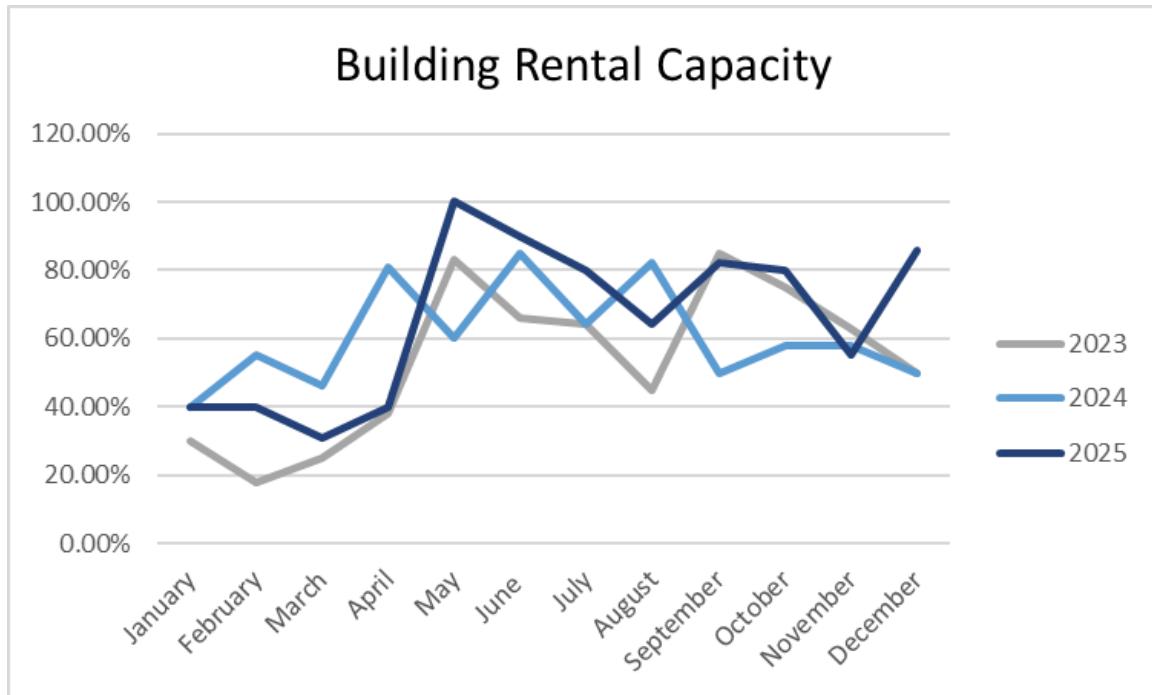
- Joined The Knot - Top Wedding Website
 - 2,895 visitors to our page
 - 178 email messages
- Return on Investment
 - \$4,450/year
 - 9 weddings specifically booked from viewing on the Knot (additional 3 reported "online")
 - Saturday evening rental cost for non-resident: \$4,750

Increase Non-Resident Bookings

- 2025 - 32% non-resident
- 2026 - 57% non-resident

Future Projects

- Renewing Catering Contracts
 - Considering removing two caterers on current list due to lack of events
 - Did not cater events in 2025 and very few in 2024
 - Opportunity to add a more local caterer and minority owned caterer
- Add an off season discount to the current price structure, to drive more business



Month	2023	2024	2025
January	30.00%	40.00%	40.00%
February	18.00%	55.00%	40.00%
March	25.00%	46.00%	31.00%
April	38.00%	81.00%	40.00%
May	83.00%	60.00%	100.00%
June	66.00%	85.00%	90.00%
July	64.00%	64.00%	80.00%
August	45.00%	82.00%	64.00%
September	85.00%	50.00%	82.00%
October	75.00%	58.00%	80.00%
November	63.00%	58.00%	55.00%
December	50.00%	50.00%	86.00%