GO TO 'FILE' AND 'MAKE A COPY' - DO NOT ASK FOR EDIT ACCESS		THIS LINK TO TRY STEMUE CO - A FREE VERSION OF THE DEAL ANALYZER AND MORE FREE RESOURCES!											
Investment Details		Monthly Operating Expenses	Forecasted Revenue		Calculation of Pay-Back Period (From Cash Flows)								
Purchase Price	\$ 500,000	Taxes	\$ 300.00	Average Daily Rate \$ 400.00		Calculation of Net Cash Flow Year 0 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9							
Down Payment %	20%	Insurance	\$ 250.00	Estimated Occupancy Rate	70%	Initial Investment	\$ (163, \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$						
Total Down Payment	\$ 100,000	нол	s.	Estimated Days/Year Occupied	255.5	Future Cash Flows	\$ - \$ 45,3I \$ 45,3I \$ 45,3I \$ 45,302 \$ 45,3I \$ 45,3I \$ 45,3I \$ 45,3I \$ 45,3I \$ 45,3I						
Estimated Closing Costs % (Suggested 3-4% for investment loan and 5% for second home loan and 54% for DSCR loan)	5%	Water	s 100.00	Annual Revenue	\$ 102.200	Total Cash Flows	\$ (163, \$ 45.3); \$ 45.3); \$ 45.30; \$ 45.30; \$ 45.3); \$ 45.3); \$ 45.3); \$ 45.3); \$ 45.3); \$ 45.3); \$ 45.30;						
and 54% for DSCR loan) Estimated Closing Costs Incurred	\$ 25.000	Gas		Monthly Revenue	\$ 8.517	Cummulative Cash Flows	\$ (163, \$ 45,31 \$ 15,31 \$ 15,3						
Appraisal Gap (If applicable)	\$ 20,000	Electric		Net Operating Income		-							
Estimated Rehab Cost (If applicable)	s 6.000	Wifi + TV/Cable		Monthly	\$ 6.571								
Design (if outsourced)	\$ 0,000	Future Repairs (CAPEX - ie, new roof, HVAC, etc)		Annual	\$ 78.854								
# of Bedrooms	3	Incidentals (If you provide soap, coffee, toilet paper, etc)		Cap Rate	15.77%								
Estimated Cost Per BR (Includes Common Spaces such as kitchen, living, dining and hallways)	\$ 7.500	Pest		Principal, Interest & PMI									
For larger soft or higher end properties, budget \$7.5-10k/room	\$ 7,500	General Maintenacne (ie. Landscaping. Pool. random	\$ 50.00	rincipal, interest a rini	_								
# of Extra Common Spaces (Patios, Bonus Rooms, etc)	2	repairs, etc)	\$ 250.00	Monthly	\$ 2,796.00								
Estimated Cost Per Additional Common Space (\$2.5-5k/extra space)	\$ 5,000	PMS: Guesty for Hosts or Hospitable (check online pricing)	\$ 45.00	Annual	\$ 33,552.00								
Estimated Cost to Furnish The House	\$ 32,500	Pricelabs (check online pricing)	\$ 20.00	Cash Flow									
Total Money Invested	\$ 163,500	City Permit - Divide Annual Permit by 12	s -	Monthly	\$ 3,775								
		Cleaning Fees (Only add this if you are forecasting cleaning fee revenue)	s .	Annual	\$ 45,302								
Mortgage Calculator		Co-Host / PM % Revenue Fee (If Self Managing, put 0%)	0%	Return On Investment									
		Co-Host / PM Fee	ş -	Cash on Cash Return (CoC)	27.71%								
		Airbnb Service Fee Double check Airbnb but most recently		ARV Did you Rehab the property? What is the new est. appraised									
		3%	\$ 255.50	value? If not, enter the purchase price. Must Enter Value	\$ 500,000								
		Total Monthly Operating Expenses	\$ 1.945.50	Forced Appreciation Appreciation % Annual (suggested 3% Baseline):	\$ - 3%								
		Annual Operating Expenses		Estimated Appreciation Year 1	\$ 15.000								
Comparable Properties		Annual Operating Expenses	\$ 20,040.00	Estimated Appreciation real 1	\$ 15,000								
Somparisade Properties				Principal Paydown (Add up the total principal payments									
Airbnb / VRBO Link	Est. Revenue	Amenities or feature highlights		year 1 from Amort. schedule)	\$ 3,600								
				Total Return on Investment	39.08%								

		Property Addr	ess:																	
Investment Details Forecasted Revenue			Monthly Operating Expenses			Net Operating Income		Calculation of Pay-Back Period (From Cash Flows)												
Application Fees	\$ 100	Average Daily Rate	S	350.00	Insurance	\$ 90.00	Mont	thly \$	7,087	Calculation of Net Cash Flow	Year 0	Year 1 Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Security Deposit Do You Have To Pay First & Last Month's Rent Up	\$ 2,000.00	Estimated Occupancy Rate Estimated Days/Year		75%	STR Fee (If landlord charges you extra to sublet)	s -	Annı	ual \$	85,040	Initial Investment	\$ (22,100)	s-s-	s -	s -	\$-	s -	s -	s -	s -	s -
Front? Enter Amount Here	s -	Occupied		273.75	Water	\$ 50.00				Future Cash Flows	s -	\$61,04 \$ 61,04	0 \$ 61,04	0 \$ 61,04	0 \$ 61,04	\$ 61,040	\$ 61,040	\$ 61,040	\$ 61,04	0 \$ 61,040
Additional Fee #1 (If Any)	s -				Gas	s -		Monthly Ren	ıt	Total Cash Flows	\$ (22,100)	\$61,04 \$ 61,04	0 \$ 61,04	0 \$ 61,04	0 \$ 61,04	\$ 61,040	\$ 61,040	\$ 61,040	\$ 61,04	0 \$ 61,040
Additional Fee #2 (If Any)	s -	Annual Revenue	s	95,813	Electric	\$ 150.00	Mont	thly \$	2,000.00	Cummulative Cash Flows	\$ (22,100)	\$ 38,94 \$ 99,98	10 \$ 161,02	0 \$ 222,06	1 \$ 283,10	\$ 344,141	\$ 405,181	\$ 466,221	\$ 527,26	1 \$ 588,301
# of Bedrooms	2	Monthly Revenue	s	7,984	Wifi + TV/Cable	\$ 100.00	Annu	হা \$	24,000.00											
Estimated Cost Per Bedroom (Suggested \$5,000-7,500)	\$ 7,500				Maintenance and Repairs	\$ 100.00	_													
# of Extra Common Spaces (Patios, Bonus Rooms, etc)	1				Incidentals (If you provide soap, coffee, toilet paper, etc)	\$ 75.00		Cash Flow												
Estimated Cost Per Additional Common Space (recommended \$2,500-\$5,000 per space)	\$ 5,000				Additional Fee #1	s -	Mont		5,087											
Estimated Cost to Furnish The House	\$ 20,000				Additional Fee #2	\$-	Annu	al \$	61,040											
Total Money Invested	\$ 22,100				Cleaning Fees (Only include if you are forecasting cleaning fee revenue)	s .														
					Property Management Software (Guesty for Hosts starts at \$44/mo)	\$ 44.00		Return On Invest	lment											
					Pricelabs (\$20/listing)	\$ 20.00		ROI	276.20%											
					City Permit - Divide Annual Permit by 12	\$ 29.17				-										
					Co-Host / PM % Revenue Fee (If Self Managing, put 0%)	0%														
					Co-Host / PM Fee	\$-														
					Airbnb Service Fee (Make sure you choose the 3% Host fee and not 15% option in Airbnb Settings If Provided the option)	\$ 239.53														
					Total Monthly Operating Expenses		1													
					Annual Operating Expenses															
							•													
Airbnb / VRBO Link	Est. Revenue	Amenities or feature hi	ghlights																	