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Investment Details	
Purchase Price	\$ 500,000
Down Payment %	20%
Total Down Payment	\$ 100,000
Estimated Closing Costs % (Suggested 3-4% for investment loan and 5% for second home loan and 5% for 528 loan)	5%
Estimated Closing Costs Incurred	\$ 25,000
Appraisal Gap (if applicable)	\$ -
Estimated Rehab Cost (if applicable)	\$ 6,000
Design (if outsourced)	\$ -
# of Bedrooms	3
Estimated Cost Per BR (Includes Common Spaces such as kitchen, living, dining and hallways) * (For larger add to higher and property, budget \$2.5-\$6/sqfoot)	\$ 7,500
# of Extra Common Spaces (Patos, Bonus Rooms, etc)	2
Estimated Cost Per Additional Common Space (\$2.5-\$6/extra space)	\$ 5,000
Estimated Cost to Furnish The House	\$ 32,500
Total Money Invested	\$ 163,500

Mortgage Calculator

Comparable Properties

Airbnb / VRBO Link	Est. Revenue	Amenities or feature highlights

Monthly Operating Expenses	
Taxes	\$ 300.00
Insurance	\$ 250.00
HOA	\$ -
Water	\$ 100.00
Gas	\$ 50.00
Electric	\$ 150.00
WiFi + TV/Cable	\$ 100.00
Future Repairs (CAPEX - ie. new roof, HVAC, etc)	\$ 300.00
Incidentals (if you provide soap, coffee, toilet paper, etc)	\$ 75.00
Pest	\$ 50.00
General Maintenance (ie. Landscaping, Pool, random repairs, etc)	\$ 250.00
PMS: Guesty for Hosts or Hospitable (check online pricing)	\$ 45.00
Pricelabs (check online pricing)	\$ 20.00
City Permit - Divide Annual Permit by 12	\$ -
Cleaning Fees (Only add this if you are forecasting cleaning fee revenue)	\$ -
Co-Host / PM % Revenue Fee (if Self Managing, put 0%)	0%
Co-Host / PM Fee	\$ -
Airbnb Service Fee Double check Airbnb but most recently	3% \$ 255.50
Total Monthly Operating Expenses	\$ 1,945.50
Annual Operating Expenses	\$ 23,346.00

Forecasted Revenue	
Average Daily Rate	\$ 400.00
Estimated Occupancy Rate	70%
Estimated Days/Year Occupied	255.5
Annual Revenue	\$ 102,200
Monthly Revenue	\$ 8,517
Net Operating Income	
Monthly	\$ 6,571
Annual	\$ 78,854
Cap Rate	15.77%
Principal, Interest & PMI	
Monthly	\$ 2,796.00
Annual	\$ 33,552.00
Cash Flow	
Monthly	\$ 3,775
Annual	\$ 45,302
Return on Investment	
Cash on Cash Return (CoC)	27.71%
ARV Did you Rehab the property? (What is the new est. appraised value? If not, enter the purchase price. Must Enter Value)	\$ 500,000
Forced Appreciation	\$ -
Appreciation % Annual (Suggested 3% Baseline):	3%
Estimated Appreciation Year 1	\$ 15,000
Principal Paydown (Add up the total principal payments year 1 from Amort. schedule)	\$ 3,800
Total Return on Investment	39.08%

Calculation of Pay-Back Period (From Cash Flows)											
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
Initial Investment	\$ (163,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Cash Flows	\$ -	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302
Total Cash Flows	\$ (163,500)	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302	\$ 45,302
Cummulative Cash Flows	\$ (163,500)	\$ (118,198)	\$ (72,896)	\$ (27,594)	\$ 17,708	\$ 63,010	\$ 108,312	\$ 153,614	\$ 198,916	\$ 244,218	\$ 289,520

