

# Airbnb Investment Property Analysis



## INVESTMENT PROPERTY ANALYSIS SPREADSHEET

Purchase Price	\$1,369,000
Down Payment / Investment	\$410,700
Loan to Value	70.00%
Loan Amount	\$958,300
Number of Investors	2
Amount Invested Per Investor	\$205,350
Loan Program	30 Year Fixed
Interest Rate	3.50%
Average Rent Charged Per day	\$799
Average Days Rented Per Month	18
Average Number of Renting Parties Monthly	3
Rental Commission / Management Fee	5.00%
Estimated Tax Rate (for depreciation)	20.00%

Annual Rent Increase	4.00%
Annual Property Appreciation Rate	4.00%
Annual Real Estate Taxes	\$2,400
Annual Taxes Increase	2.50%
Annual Insurance	\$1,400
Annual Insurance Increase	2.50%
HOA Dues Annually	\$2,556
HOA Dues Annual Increase	3.00%
Owner Used Days Per Month	10
Cleaning Fee After Tenant Use	\$200
Monthly Utilities	\$600
Annual Utilities Increase	3.00%
Property Maintenance Percentage	2.00%

First 10 Months Renting	1	2	3	4	5	6	7	8	9	10
Property Value	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000	\$1,369,000
Monthly Rent	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382	\$14,382
Commissions on Rents	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719
Monthly Payment	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303	\$4,303
Monthly Taxes	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Monthly Insurance	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117
HOA Dues	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213
Utilities	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Cleaning Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Maintenance	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288
Net Monthly Income	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342	\$7,342
Monthly Return on Investment	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%

Annual Return Year 1	21.45%	Cash Reserves Year 1	\$88,108.78	Value of Property Owner Usage	\$95,880
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### Year By Year Return Using: Net Rents, Appreciation and Depreciation Based On Assumptions From Above

Year	1	2	3	4	5	6	7	8	9	10
Property Value	\$1,369,000	\$1,423,760	\$1,480,710	\$1,539,939	\$1,601,536	\$1,665,598	\$1,732,222	\$1,801,511	\$1,873,571	\$1,948,514
Annual Rents	\$172,584	\$179,487	\$186,667	\$194,134	\$201,899	\$209,975	\$218,374	\$227,109	\$236,193	\$245,641
Rent Commissions	\$8,629	\$8,974	\$9,333	\$9,707	\$10,095	\$10,499	\$10,919	\$11,355	\$11,810	\$12,282
Annual Payments	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638	\$51,638
Annual Taxes	\$2,400	\$2,460	\$2,522	\$2,585	\$2,649	\$2,715	\$2,783	\$2,853	\$2,924	\$2,997
HOA Dues	\$2,556	\$2,633	\$2,712	\$2,793	\$2,877	\$2,963	\$3,052	\$3,144	\$3,238	\$3,335
Utilities	\$7,200	\$7,380	\$7,565	\$7,754	\$7,947	\$8,146	\$8,350	\$8,559	\$8,773	\$8,992
Cleaning Fees	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
Maintenance	\$3,452	\$3,590	\$3,733	\$3,883	\$4,038	\$4,199	\$4,367	\$4,542	\$4,724	\$4,913
Annual Insurance	\$1,400	\$1,435	\$1,471	\$1,508	\$1,545	\$1,584	\$1,624	\$1,664	\$1,706	\$1,748
Net Annual Income	\$88,109	\$94,177	\$100,493	\$107,067	\$113,909	\$121,030	\$128,441	\$136,154	\$144,181	\$152,535

### Investment Details

Investment Amount	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700	\$410,700
Annual Net Rents	\$88,109	\$94,177	\$100,493	\$107,067	\$113,909	\$121,030	\$128,441	\$136,154	\$144,181	\$152,535
Cash Reserves	\$88,109	\$182,286	\$282,779	\$389,846	\$503,755	\$624,785	\$753,226	\$889,379	\$1,033,560	\$1,186,095
Owner Usage Value	\$95,880	\$99,715	\$103,704	\$107,852	\$112,166	\$116,653	\$121,319	\$126,172	\$131,218	\$136,467
Annual Appreciation	\$0	\$54,760	\$56,950	\$59,228	\$61,598	\$64,061	\$66,624	\$69,289	\$72,060	\$74,943

### Depreciation

Depreciation Amount	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782	\$49,782
Tax Savings Estimate*	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956	\$9,956

(\*Always Talk to Your Tax Advisor)

Annual Numbers	\$98,065	\$158,894	\$167,400	\$176,252	\$185,463	\$195,047	\$205,021	\$215,399	\$226,198	\$237,434
Return On Investment	23.88%	38.69%	40.76%	42.91%	45.16%	47.49%	49.92%	52.45%	55.08%	57.81%



5 Year Average Annual Return 38.28% 10 Year Average Annual Return 45.41%

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