

Stay Chateau Numbers with Short Term Stays

Projected Net Operating Income using the 2018 income and today's expenses and projecting higher taxes if assessed at 1.7 million (1.9 less \$200,000 personal property included).

\$229,172 2018 actual income

Estimated Expenses

\$1,800 Gas currently

\$3,600 Water currently

\$2,160 Trash currently

\$4,800 Electric currently (Solar Panels pay common house meter + \$1,000 / year)

\$8,500 Insurance currently

\$31,002 If the assessed value goes up to \$1,700,000 (\$1,900,000 less \$200,000 personal property)

\$6,424 Advertising 2018, currently much lower

\$5,105 Cleaning and Maintenance 2018, currently lower

\$3,101 Management Fee 2018, could go higher

\$11,459 Projected repairs

\$77,951 Total Expenses

\$151,221 Net Operating Income. That's a 8.0 cap rate on \$1,900,000

If Buyer purchases on a Contract for Deed from the Seller:

\$190,000, 10% minimum down payment required; Seller to approve any terms and conditions.

\$1,710,000 Contract for Deed

\$94,050 interest on CD at 5.5% interest.

\$57,171 Cash Flow. That is a 30% return on \$190,000. Of course that return is after transitioning from market rents to short term stays.

These numbers are not guaranteed; Buyers must do their own Due Diligence.

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