

SOURCE: AIRBnDB ONLINE DATA - PROJECT SPECIAL SPECIFIC

9/0

57%.

ADVERTISING	\$	1,200.00	
TRAVEL		600.00	
CLEANING, POOL, LANDSCAPING		50,462.00	
INSURANCE		24,646.00	
PROFESSIONAL MANAGEMENT		57,887.00	
MORTGAGE		21,166.00	
SUPPLIES		11,341.00	
REPAIRS		21,531.00	
UTILITIES		47,145.00	
TAXES		42,987.00	
TOTAL			278,965.00

1 NEW KITCHEN CABINETS	\$	100,000.00	
2 NEW APPLIANCES		10,000.00	
3 DEFERRED MAINTENANCE		25,000.00	
4 NEW GARAGE DOORS		10,000.00	
5 INTERIOR IMPROVEMENTS		20,000.00	
6 2nd FLOOR DECK REPAIRS		50,000.00	
TOTAL			215,000.00

DEPRECIATION	\$	132,000.00
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REFERENCES: AIRBTICS, RABU, AIRDNA, AIB&B ONLINE DATA

CAP RATE  $\$344,879 / 4,417,715 = 7.8\%$   
 @ 57% occupancy