



Stanton Team Cash Flow Pro Forma

6424, 6423, 6421 Woodstone 30260

Cost Basis		Cash Flow		
			Monthly	Annual
Purchase Price	\$ 272,000	Gross Income	\$ 7,039	\$ 84,467
Improvements	\$ 30,000	Revenue	\$ 6,233	\$ 74,793
Financed Closing Costs	\$ 8,160	Operating Expenses	\$ (2,905)	\$ (34,855)
Total Cost Basis	\$ 310,160	Net Operating Income	\$ 3,328	\$ 39,938
		Debt Service	\$ -	\$ -
		Total Cash Flow	\$ 3,328	\$ 39,938

Performance	
Cash Outlay	\$310,160
Cap Rate	12.88%

Monthly Revenue

		Room Makeup	No. of Rooms	Weekly Rate	
Gross Potential Rent	\$ 7,740 ←	w/ shared bath	7	\$ 160	* Average for this zip code, according to F
		w/ private bath	3	\$ 220	* Average for this zip code, according to F
		Total	10	\$ 1,780	
Move-In Fees	\$ 150 ←	Avg. Move-In Fee		Turns per Month	Avg. Tenure (days)
		\$ 150	1.0	270	* Hosts can choose to charge an up-front
Vacancy	\$ (851) ←	Vacancy Rate		11%	* Average for this zip code, according to F
PadSplit Platform Fee	\$ (551) ←	Platform Rate (Percent of Gross)		8.00%	
Booking Fees	\$ (255) ←	Avg. Booking Fee		Turns per Month	Avg. Tenure (days)
		\$ (254)	1.0	270	* PadSplit keeps the first 10 days' worth o
Total	\$ 6,233				

Monthly Operating Expenses

Property Taxes	\$ (379) ←	Effective Property Tax Rate	1.67%
Insurance Premium	\$ (375)		
Property Management	\$ (551) ←	Property Management Rate (Percent of Gross)	8.00% * third-party host fee; set to 0% if you self-
Maintenance and Repairs	\$ (600)		
Utilities	\$ (1,000)		
Total Monthly Operating Expenses	\$ (2,905)		

Notes

Assumes 3% of purchase price in closing costs for financed deals. Reduce to \$1,000 - \$2,000 for a cash purchase.

Make a copy of this sheet to play with your own numbers. The blue-shaded cells are input fields.

Talk to your lender for a more accurate estimate of closing costs.