

**BLUFFSIDE
2025 ROI & 2026 PROJECTED ROI****2025 Revenue:**

Current:	Direct bookings	\$21,050	
	AirBnB	\$154,502	
	Motel	\$12,000	
	Cottage	\$15,600	
	TOTAL REVENUE		\$203,152

Expenses 2025:

Utilities	\$14,275		
Repairs/Supplies/Snow Removal	\$4908		
Insurance	\$5444		
Property Taxes	\$10,784		
Professional/Legal/Licenses	\$2627		
Cleaning	\$19,925		
Marketing	\$5114		
	TOTAL PROJECTED EXPENSES		\$63,077

NET INCOME: \$140,075**ROI CAP RATE:****\$140,075 / \$3,295,000 = 4.25%****3 YEAR INCOME HISTORY:**

2023: Total income \$81,129
2024: Total income \$147,347
2025: Total income \$203,152

2026 PROJECTED INCOME & ROI:

Based on the constant growth as well as the available dates on AirBnB and continued increase in annual bookings with our current marketing, we are projecting 2026 to be at or above \$225,000 income with constant expenses. Based on this increase ROI would be projected at:

\$225,000 revenue - \$63,000 expenses = \$162,000 net income
\$162,000 / \$3,295,000 = 4.92%

We would anticipate continued year to year growth from there with increases in the motel rent, continued increases in AirBnB rent and a bump to the cottage rent. The motel rent has been increased to \$600 per month per unit for 2026.