

## Hidden Valley Bed & Breakfast and P&L Summary

Property: Hidden Valley Bed & Breakfast

Address: 441 Mull Road, Hiawassee, GA 30546

### Property Overview

- The Hidden Valley Bed & Breakfast consists of 2 structures: Total of 5,334 sq. ft.
  - The main house with an attached apartment totaling 4,270 sq. ft
  - Detached two-story house of 1,064 sq. ft.
- The property sits on 2.12 acres
- The property has operated as a Bed and Breakfast through the entirety of their ownership:
  - Main House: 4 bedrooms, 3 full bathrooms, spa with hot tub and dry sauna
    - Currently rents out 2 bedrooms with ensuite baths only. She occupies the 2 bedrooms without an ensuite bath
    - Nightly rate for is \$159/bedroom
  - 1 bed apartment with full kitchen and 1 full bathroom
    - Rented out with traditional 1 year lease
    - Monthly rate is \$1175
  - 2 bed cabin with 2 full bathrooms
    - Rented out with traditional 1 year lease
    - Monthly rate is \$1500
  - Utilities:
    - Public water
    - Septic tank
    - Natural gas, above ground propane tank leased from provider
    - Electricity
    - Dish cable
    - Internet
    - Termite Bond/Pest Control
    - Trash
- Property owned outright, no mortgage present

### Happy Valley Bed and Breakfast P&L Summary

Year	Scenario	Beds Rented Out	Beds on Leases	Occupancy Rate	Gross Income	Expenses	Net Profit
2023	Actual	2 of 4	3 beds	23%	\$38,485.67	\$20,303.24	\$18,182.43
2024	Actual	2 of 4	3 beds	16%	\$49,510.30	\$20,899.19	\$28,611.11
2026	Projected (4 rooms with leases)	4 beds	3 beds	45%	\$129,531.25	\$27,944.15	\$101,587.10
2026	Projected (7 rooms, no leases)	7 beds	0 beds	45%	\$171,062.00	\$27,944.15	\$143,117.85

**Projected - Gross Income:** Based on rental occupancy data observations from short term rental sites: [Booking.com](https://www.booking.com), [AirBnb.com](https://www.airbnb.com), [VRBO.com](https://www.vrbo.com) and historical booking data from Owner.

**\*\*Projected income based on 45% occupancy rate with a 15% cancellation rate\*\***

- **Projected Gross Income: \$129,531.25**  
(renting all 4 rooms in main house while maintaining current leased income)
  - Bed & Breakfast \$97,431.2 = \$114,625.00 (gross) - **\$17,193.75 (15% cancellation)**  
(4/4 beds rented for @\$175/night @ 45% occupancy)
    - 40% source ~ 263 nights [Booking.com](https://www.booking.com): \$46,025.00
    - 30% source ~ 196 nights [Airbnb.com](https://www.airbnb.com)+ [VRBO.com](https://www.vrbo.com) : \$34,300.00
    - 30% source ~ 196 nights Website/Direct/Social Media Ads: \$34,300.00
  - Cabin (2 beds): \$18,000.00 (no change to current lease)
  - Apartment (1 bed): \$14,100.00 (no change to current lease)
- 657 rooms booked annually for B&B with an average nightly rate of \$175
- **Projected Gross Income: \$171,062.00**  
(renting all 7 rooms across entire property; no leases)
  - **\$171,062.50 = \$201,250.00 (gross) - \$30,187.50 (15% cancellation)**  
(7/7 beds rented for @\$175/night @ 45% occupancy)
    - 40% source ~ 460 nights [Booking.com](https://www.booking.com): \$80,500.00
    - 30% source ~ 345 nights [Airbnb.com](https://www.airbnb.com)+ [VRBO.com](https://www.vrbo.com) : \$60,375.00
    - 30% source ~ 345 nights Website/Direct/Social Media Ads: \$60,375.00
- 1,150 rooms booked annually for B&B with an average nightly rate of \$175

#### Historical Occupancy & Rental Income

- Historical sources of B&B revenue last 2 years
  - 56% [Booking.com](https://www.booking.com)
  - 12% [AirBnb.com](https://www.airbnb.com)
  - 32% Website/Direct bookings
- Historical Occupancy 19.50% (2/4 rooms rented only for last 2 years)

#### 2024 - Gross Income \$49,510.30

- Bed & Breakfast (2/4 beds) \$18,610.30
  - [Booking.com](https://www.booking.com): \$10,700.26
  - [Airbnb.com](https://www.airbnb.com): \$535.44 (Property currently not actively listed on this site)
  - Website/Direct bookings: \$7,374.60
- Cabin (2 beds): \$18,000
- Apartment (1 bed): \$12,900.00
- 117 rooms nights reserved for B&B with an average nightly rate of \$159

#### 2023 - Gross Income \$38,485.67

- Bed & Breakfast (2/4 beds) \$25,585.67
  - [Booking.com](https://www.booking.com): \$13,854.80
  - [Airbnb.com](https://www.airbnb.com): \$4,840.87
  - Website/Direct bookings: \$6890.00
- Cabin (2 beds): \$0.00
  - Was being fully rebuilt and renovated this year
- Apartment (1 bed): \$12,900.00
- 167 rooms reserved for B&B with an average nightly rate of \$149

## Property Expenses

**2026 Projected Expenses = \$27,044.15 (2024's actual + 5% increase + \$6000 in advertising)**

- Property Taxes: \$2,334.39
- Insurance: \$2,493.25
- Water: \$1,048.05
- Electricity: \$2,641.60
- Gas: \$1,970.07
- Pest Control/Termite Bond: \$1,560.00
- Internet: \$908.19
- Dish Satellite TV: \$1,409.64
- Trash: \$300
- AC Yearly Service Plan: \$334
- Website domain: \$900
- Property Maintenance: \$5,000
- Advertising: \$6,000

**2024 Expenses = \$20,899.19**

- Property Taxes: \$2,334.39
- Insurance: \$2,493.25
- Water: \$1,048.05
- Electricity: \$2,641.60
- Gas: \$1,970.07
- Pest Control/Termite Bond: \$1,560.00
- Internet: \$908.19
- Dish Satellite TV: \$1,409.64
- Trash: \$300
- AC Yearly Service Plan: \$334
- Website domain: \$900
- Property Maintenance: \$5,000

**2023 Expenses = \$20,303.24**

- Property Taxes: \$2,273.52
- Insurance: \$2,029.33
- Water: \$1,105.21
- Electricity: \$2,781.43
- Gas: \$2598.40
- Pest Control/Termite Bond: \$1,560.00
- Internet: \$911.71
- Dish Satellite TV: \$1,409.64
- Trash: \$300
- AC Yearly Service Plan: \$334
- Property Maintenance: \$5,000