

Long-term Rental Income (Estimated)

9 units \$25,600 Monthly Gross
Annual Gross \$307,200

Vacancy 4% \$ 12,288
Real Estate Tax \$ 60,000
Property Insurance \$ 12,997
Flood Insurance \$ 6,077
Utilities \$ 3,520
Repair and Maintenance \$ 3,500
Management fees \$ 10,000

Net Operating Income \$198,818
Purchase price \$3,990,000
CAP 5.0%

Short-term Rental Income

9 units \$ 472,610
Annual Gross

Cleaning fees \$ 42,105
Airbnb Host Fees \$ 53,611
Real Estate Tax \$ 60,000
Property Insurance \$ 12,997
Flood Insurance \$ 6,077
Utilities \$ 24,044
Repair and Maintenance \$ 3,500
Supplies \$ 10,093
Management fees \$ 20,000

Net Operating Income \$ 240,183
Purchase price \$3,790,000
CAP 6.3%