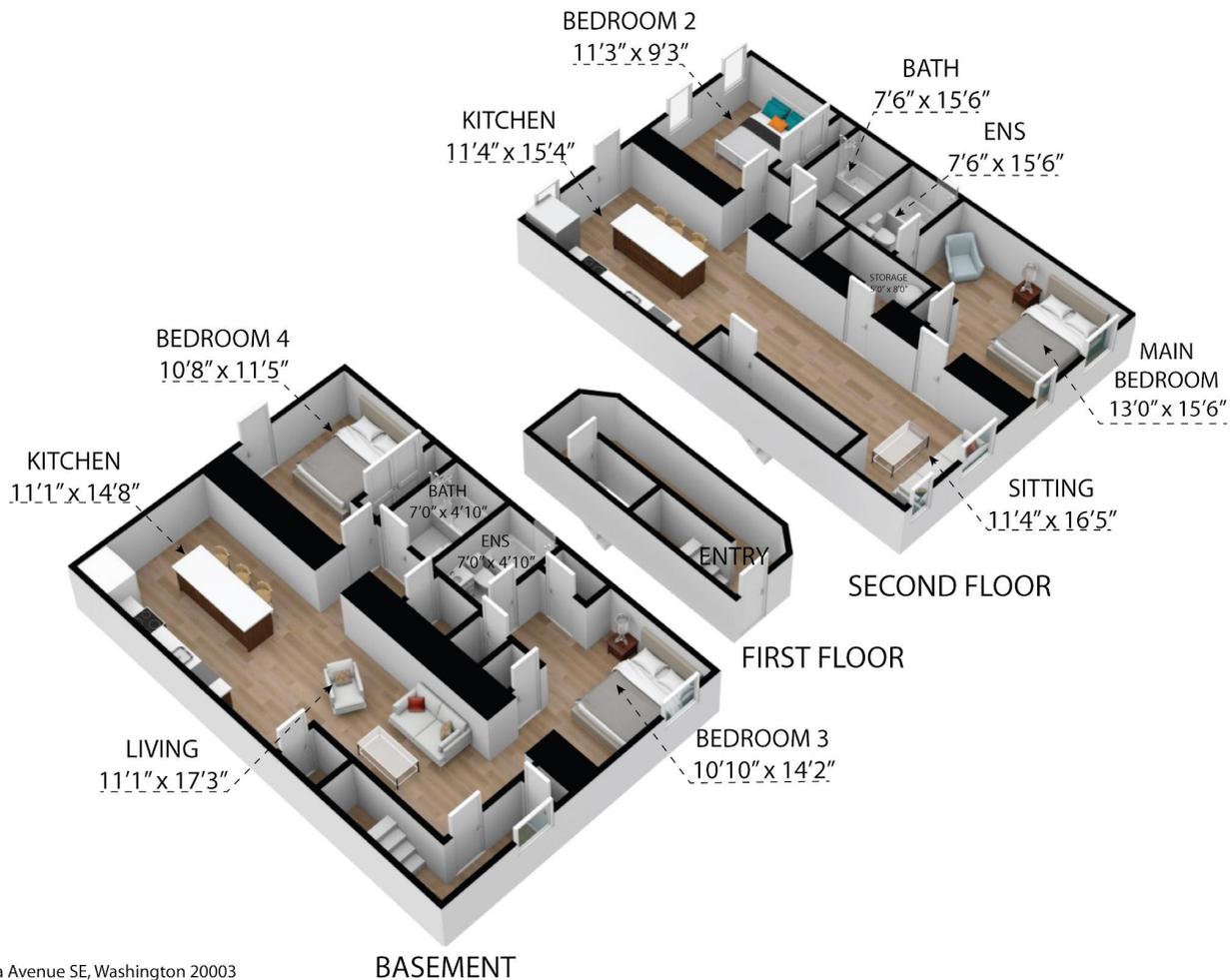


1414 - 1416 PENNSYLVANIA AVE SE



1414 FLOOR PLAN



1414 Pennsylvania Avenue SE, Washington 20003
TOTAL APPROX. FLOOR AREA 1,883 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

1416 FLOOR PLAN



1416 Pennsylvania Avenue, SE, Washington 20003
TOTAL APPROX. FLOOR AREA 843 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

1414 UL: INTERIOR FINISHES



1414 LL: INTERIOR FINISHES



1416: INTERIOR FINISHES



JANUARY - DECEMBER OF 2022

Transaction History

Completed Payouts

Upcoming Payouts

Gross Earnings

All Payout Methods



4BR/4BA Modern Townhouse



From: January



2022



To: December



2022



Paid Out: \$53,351.41

Export CSV

NOTES: The property was finishing renovation work in the months of January & February & the Seller blocked off July & August for their family members that were visiting. The Payout of \$53,351.41, does not reflect any Airbnb Income for those 4 Months, so our basis is over an 8 Month Period. In addition, the property was new to Airbnb, and was gaining its moment, and now the Seller is a SuperHost.

1414 UL & LL
4 BD II 4 BA
Airbnb
Revenue

JANUARY - DECEMBER OF 2023

1414 UL & LL
4 BD II 4 BA
Projected
Airbnb
Revenue

Transaction History

Completed Payouts

Upcoming Payouts

Gross Earnings

4BR/4BA Modern Townhouse

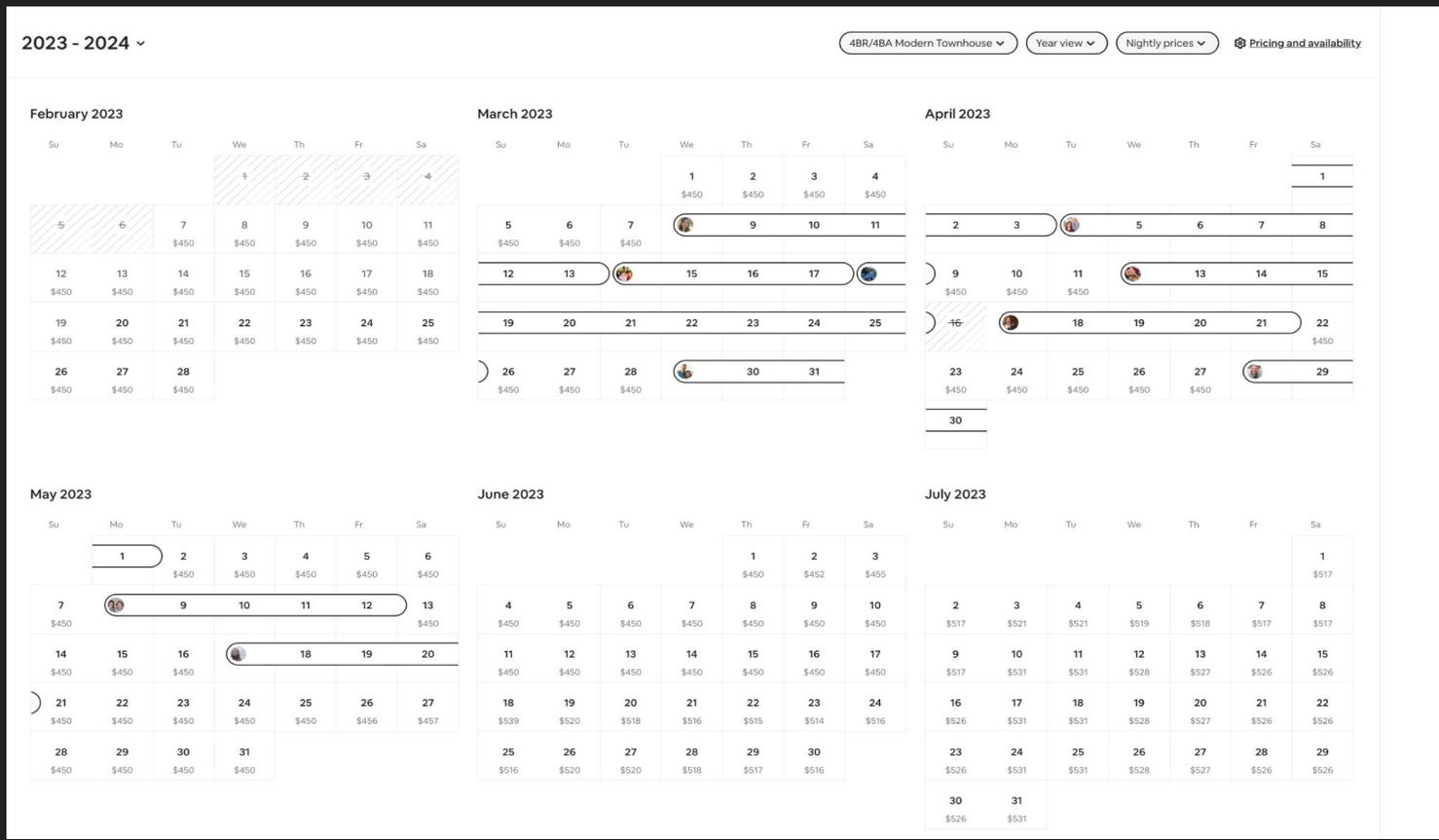
Pending Payouts: \$19,883.06

NOTES: January to June, nightly rate is \$450.00/night; in mid-June, it shifts to a auto-generated rate of \$500.00+/night for peak season.

The Next Slide will have a yearly projected overview.

CALENDAR VIEW JANUARY - DECEMBER OF 2023

1414 UL & LL
4 BD II 4 BA
Projected
Airbnb
Revenue



NOTES: We had blocked off 3 weeks between January & February in order to complete touch-up work for listing on market. January to June, nightly rate is \$350.00/night; in mid-June, it shifts to a auto-generated rate of \$500.00+/night for peak season.

JANUARY - DECEMBER OF 2022

1416
2 BD || 2 BA
Airbnb
Revenue

Transaction History

Completed Payouts

Upcoming Payouts

Gross Earnings

All Payout Methods



Capitol Hill Modern 2BR/2BA TownHome



From: January



2022



To: December



2022



Paid Out: \$33,683.86

Export CSV



NOTES: The property was finishing renovation work in the months of January & February & the Seller blocked off July & August for their family members that were visiting. The Payout of \$33,683.86, does not reflect any Airbnb Income for those 4 Months, so our basis is over an 8 Month Period. In addition, the property was new to Airbnb, and was gaining its moment, and now the Seller is a SuperHost.

JANUARY - DECEMBER OF 2023

Transaction History

Completed Payouts

Upcoming Payouts

Gross Earnings

Capitol Hill Modern 2BR/2BA TownHome

Pending Payouts: \$15,096.11

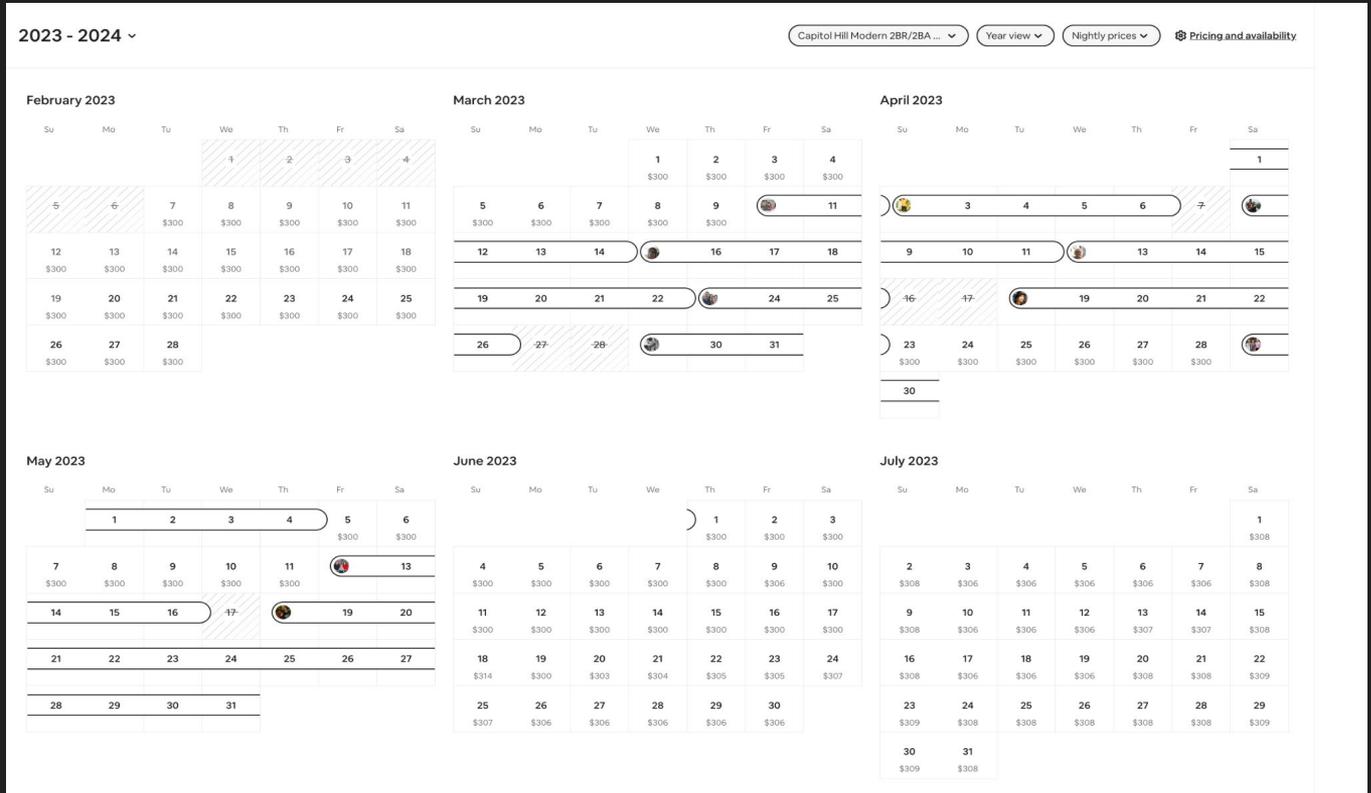
NOTES: January to June, nightly rate is \$300.00/night, and can be increased during peak seasons.

The Next Slide will have a yearly projected overview.

1416
2 BD II 2 BA
Projected
Airbnb
Revenue

CALENDAR VIEW JANUARY - DECEMBER OF 2023

1416
2 BD II 2 BA
Projected
Airbnb
Revenue



NOTES: We had blocked off 3 weeks between January & February in order to complete touch-up work for listing on market.

2023-2024 Revenue Projections based on Occupancy

OCCUPANCY: 50%

UNIT 1414

Conservative Rate: \$500.00/night

X

15 Nights of Occupancy

= \$90,000.00/Year

+

UNIT 1416

Conservative Rate: \$300.00/night

X

15 Nights of Occupancy

= \$54,000.00/Year

TOTAL GROSS REVENUE:

\$144,000.00/Year

OCCUPANCY: 70%

UNIT 1414

Conservative Rate: \$500.00/night

X

21 Nights of Occupancy

= \$126,000.00/Year

+

UNIT 1416

Conservative Rate: \$300.00/night

X

21 Nights of Occupancy

= \$75,600.00/Year

TOTAL GROSS REVENUE:

\$201,600.00/Year

OCCUPANCY: 100%

UNIT 1414

Conservative Rate: \$500.00/night

X

30 Nights of Occupancy

= \$180,000.00/Year

+

UNIT 1416

Conservative Rate: \$300.00/night

X

30 Nights of Occupancy

= \$108,000.00/Year

TOTAL GROSS REVENUE:

\$288,000.00/Year

2022 - 2023 YEARLY OPERATING EXPENSES

Property Taxes	\$12,869.51
Business Improvement District Tax	\$584.98
Insurance	\$5,972.45
Utilities	\$5,500.00 (approximate)
Maintenance	\$1,000.00 (approximate)
Management Fee	\$0.00 (Self Managed)
Occupancy Taxes	\$0.00 (Paid By Guest)
Host Service Fee (3%)	\$0.00 (Paid By Guest)
Cleaning Fee	\$0.00 (Paid By Guest)
TOTAL EXPENSES	\$25,926.94