Comprehensive Financial Report – Vacation Rental Detailed Financial Analytics:

In this scenario the investor intends to buy the property and rent it out on a short-term rental basis. The average income to this property is «STRENT» and vacancy is estimated to be «STVR». Investment Horizon for this investment is «HP» Years.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Buy and Sell | | | | |
| Purchase Price | «PP» | Gross Sale Price | «GSP» | |
| Improvement Cost | «IC» | Selling Expenses | «SE» | |
| Purchase Expenses | «PE» | Net Sale Price | «NSE» | |
| Added Value due to Improvement | «ICAV» | Holding Period | «HP» years | |
| Expenses | | | | |
| Annual property Tax | «APT» | Annual Management | | «AU» |
| Annual Property Insurance | «API» | Annual Repair and Maintenance | | «ARM» |
| Annual Advertising | «ACF» | Annual Cleaning Fee | | «ANCF» |
| Annual Utilities | «ANUT» | Annual Airbnb Commission | | «ANAC» |
| Annual HOA | «AHOA» | Total Ownership Annual Costs | | «AOE» |
| Rental Income | | | | |
| Estimated Monthly Rent | «STRENT» | Effective monthly income | | «EMI» |
| Vacancy rate | «STVR» |  | |  |

Comprehensive Financial Report - Vacation Rental Cash Flow Projection:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| To Buy this Home to Live & Rent out Partially then Sell it after «HP» years | | | | | | |
|  | **Year 0** | **«YR1»** | **«YR2»** | **«YR3»** | **«YR4»** | **«YR5»** |
| Initial Cash invested | «ICA» | - | - | - | - | - |
| Net Income |  | «RI1» | «RI2» | «RI3» | «RI4» | «RI5» |
| Loan Repayment | - | «L1» | «L2» | «L3» | «L4» | «L5» |
| Operating Expenses | - | «OE1» | «OE2» | «OE3» | «OE4» | «OE5» |
| Sale Proceed (before tax) | - | - | - | - | - | «BSP» |
| **Before Tax Cash Flow** | **«BT0»** | **«BT1»** | **«BT2»** | **«BT3»** | **«BT4»** | **«BT5»** |
| Income Tax | - | «IT1» | «IT2» | «IT3» | «IT4» | «IT5» |
| Tax Due on Sale | **-** | - | - | - | - | «TDS» |
| **After Tax Cash Flow** | **«AT0»** | **«AT1»** | **«AT2»** | **«AT3»** | **«AT4»** | **«AT5»** |

|  |  |  |  |
| --- | --- | --- | --- |
| Annual Yield (Before Tax) | «BIR» | Annual Yield (After Tax) | «AIR» |
| Net Profit (Before Tax) | «BPV» | Net Profit (After Tax) | «ATV» |

|  |  |  |
| --- | --- | --- |
| Key Rental Metrics | | |
| Capitalization Rate | *Net Operating Income* ***divide by*** *Purchase Price* | «CRATE» |
| Before Tax Equity Dividend Rate | *Initial Cash* ***divide by*** *Before Tax Cash Flow* | «BTDR» |
| After Tax Equity Dividend Rate | *Initial Cash* ***divide by*** *After Tax Cash Flow* | «ATDR» |
| Operating Expense Ratio | *Operating Expenses* ***divide by*** *Receivable Income* | «OER» |
| Break even Ratio | *Initial Cash* ***divide by*** *Before Tax Cash Flow* | «BER» |
| Debt Coverage Ratio | *Sum of Operating Expense and Mortgage* ***divide by*** *Rental Income* | «DCR» |
| Loan to Value Ratio | *Amount of Loan* ***divide by*** *Purchase Price* | «LVR» |
| Income Ratio | *Potential Rental income* ***divide by*** *Net Operating Income* | «INRA» |

**Cash Flow 1st Year**

Comprehensive Financial Report - Vacation Rental Tax Calculation:

|  |  |  |
| --- | --- | --- |
| Income Tax Calculation (1st year) | | |
| Gross Income (1st year) | | «GI» |
| Operating Expenses of rented area | | «OE» |
| Net Operating Income | | «NOI» |
| Tax Depreciation | | «DEP» |
| Paid Interest | | «IN» |
| Taxable Income | | «TI» |
| Multiply by: Owner’s Tax Rate | | X «MTR» |
| **Tax Payable** | | **«TAX»** |
|  | |  |
| Tax Due on Sale | | |
| Estimated Sale Price: | «ESP» | |
| Selling Expenses | «SEN» | |
| Net Sale price | «NSP» | |
|  |  | |
| Purchase Price | «PP» | |
| Purchase Expenses & Improvement Costs | «PPI» | |
| Accumulated Depreciation | «ACDP» | |
| Adjusted Basis of property at the time of sale | «AJB» | |
|  |  | |
| Net Sale Price | «NSP» | |
| Adjusted Basis of property | «AJBN» | |
| Gain Realized on sale | «GRS» | |
|  |  | |
| Gain Realized on sale | «GRS» | |
| Depreciation Recaptured | «DEPR» | |
| Gain Recognized on Sale | «GS» | |
|  |  | |
| Tax on Depreciation Recapture («DR» «ACCDP») | «TDRE» | |
| Tax on Capital Gain («CR» «GS») | «TCAP» | |
| **Total Tax Due on Sale** | **«TTX»** | |