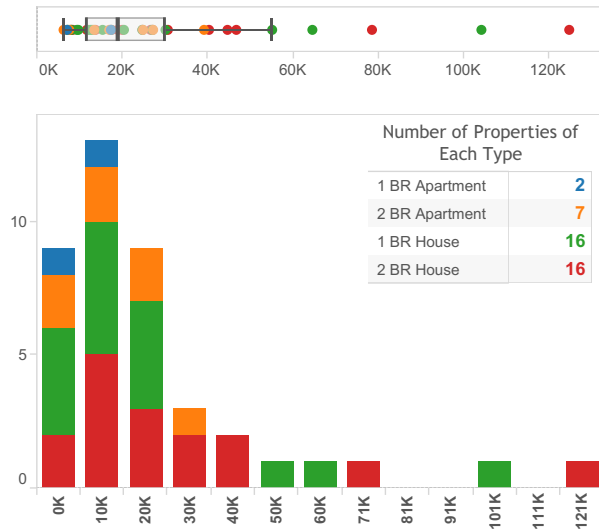## Change the Assumptions Below to Observe How They Influence
Expected Cash Flow and Profits from Short-Term Rentals

Threshold to be considered a "profitable" property
6,000

Transaction Fee
0.3

Capital Expenditure
30,000

Average Rental Period
3

Repairs and Replacements
6,000

Costs per Guest Visit
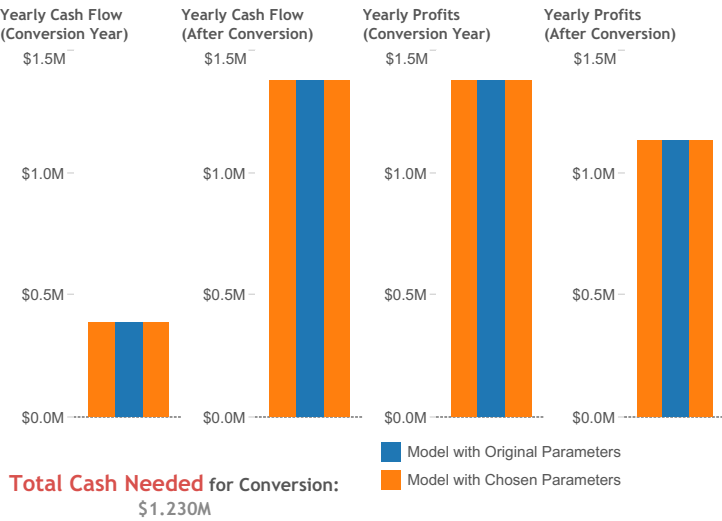100

Utilities/year
3,600

Depreciation Period
5

Hover over the circle for the original parameters used in the model.

Yearly Profits After Conversion
(41 Individual Properties)

Number of Properties of Each Type	
1 BR Apartment	2
2 BR Apartment	7
1 BR House	16
2 BR House	16

Total Cash Flow and Profits
from Converting All "Profitable Properties"

Yearly Cash Flow (Conversion Year)	Yearly Cash Flow (After Conversion)	Yearly Profits (Conversion Year)	Yearly Profits (After Conversion)

■ Model with Original Parameters
■ Model with Chosen Parameters

Total Cash Needed for Conversion:
$1.230M

Location of Profitable Properties

- 1 BR House
- 2 BR House
- 1 BR Apartment
- 2 BR Apartment

Top 2 Cities Ranked by
Number of Profitable Properties

City	Profitable properties
Austin	13
Miami	9

Change the Assumptions Below to Observe How They Influence Expected Cash Flow and Profits from Short-Term Rentals

Threshold to be considered a "profitable" property
6,000

Transaction Fee
0.3

Capital Expenditure
30,000

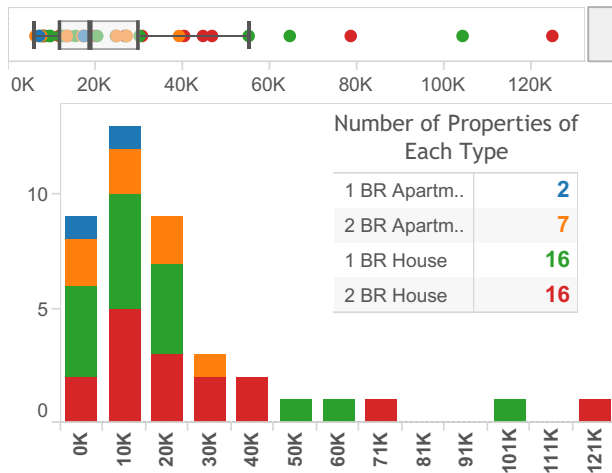**Average Rental Period**
3

Repairs and Replacements
6,000

Costs per Guest Visit
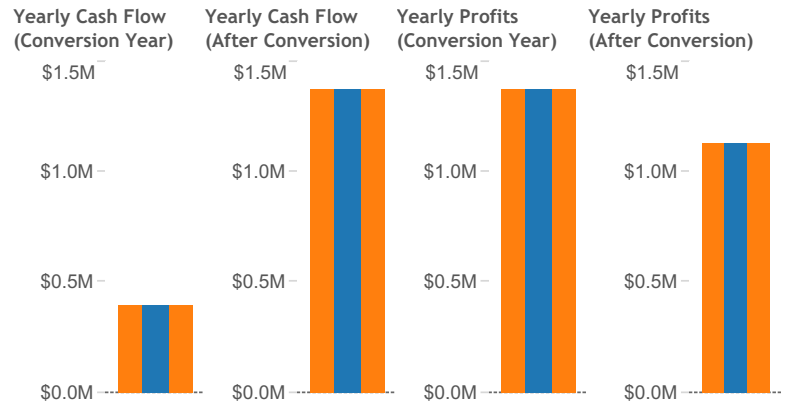100

Utilities/year
3,600

Depreciation Period
5

Hover over the circle for the original parameters used in the model.

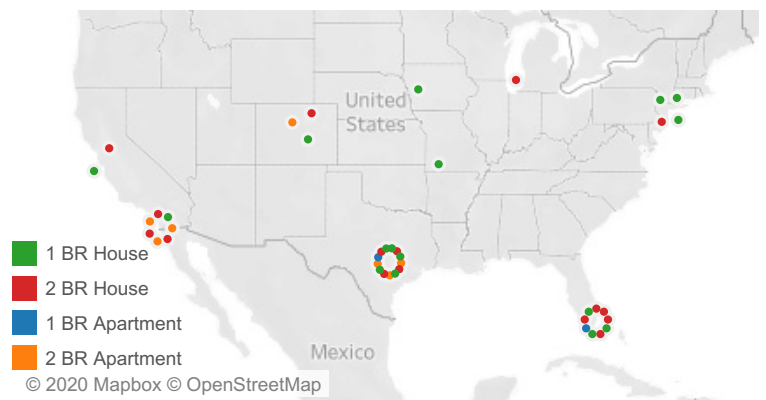## Yearly Profits After Conversion
(41 Individual Properties)

Number of Properties of Each Type	
1 BR Apartm..	**2**
2 BR Apartm..	**7**
1 BR House	**16**
2 BR House	**16**

Total Cash Flow and Profits
from Converting All "Profitable Properties"

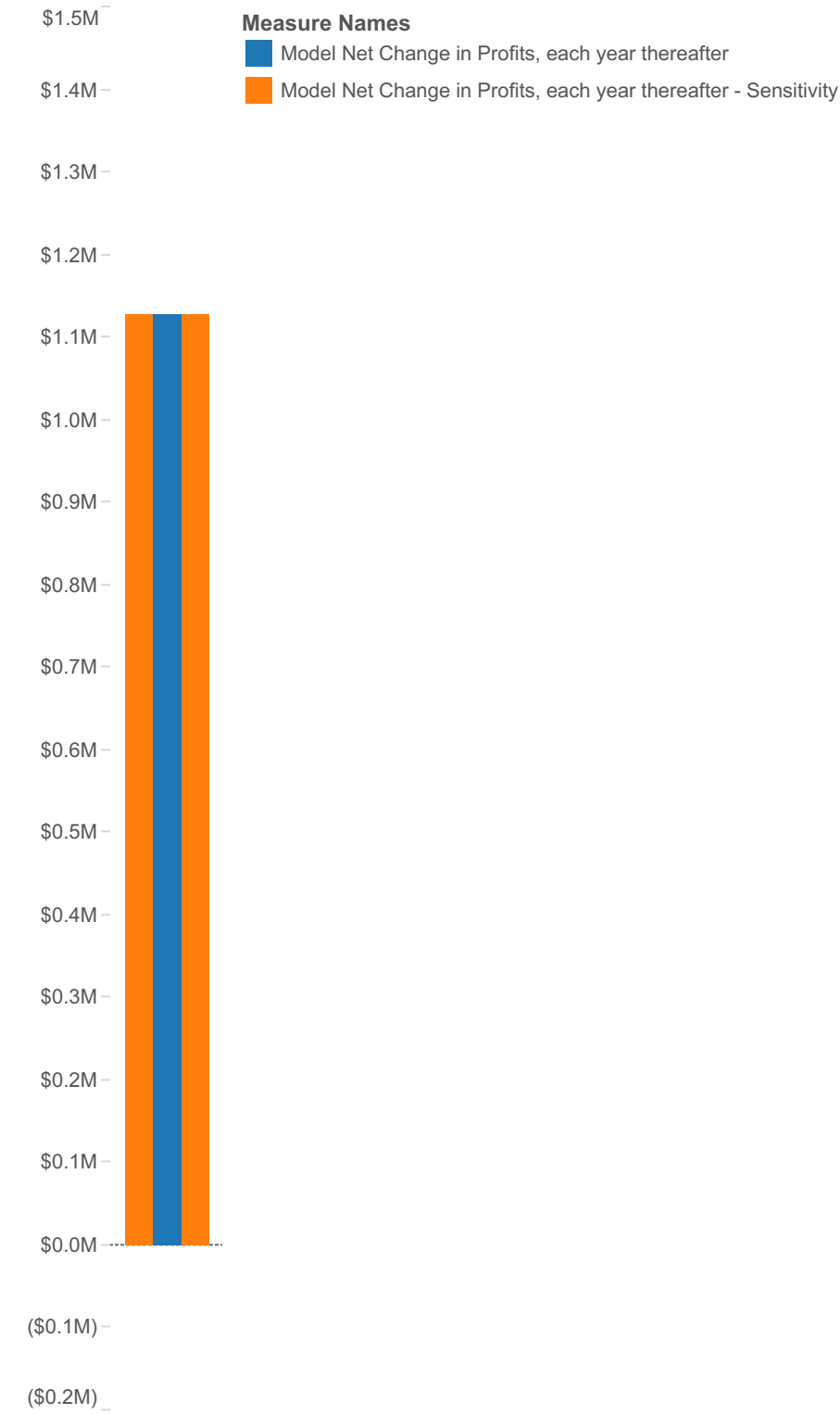| Yearly Cash Flow (Conversion Year)	Yearly Cash Flow (After Conversion)	Yearly Profits (Conversion Year)	Yearly Profits (After Conversion)

Total Cash Needed for **Conversion: $1.230M**

- ■ Model with Original Parameters
- ■ Model with Chosen Parameters

Location of Profitable Properties

- ■ 1 BR House
- ■ 2 BR House
- ■ 1 BR Apartment
- ■ 2 BR Apartment

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**Yearly Profits
(After Conversion)**

$1.5M —

$1.4M —

Measure Names

■ Model Net Change in Profits, each year thereafter

■ Model Net Change in Profits, each year thereafter - Sensitivity

$1.3M —

$1.2M —

$1.1M —

$1.0M —

$0.9M —

$0.8M —

$0.7M —

$0.6M —

$0.5M —

$0.4M —

$0.3M —

$0.2M —

$0.1M —

$0.0M ----

($0.1M) —

($0.2M) —

Measure Names

■ Model Net Change in Profits, each year thereafter

■ Model Net Change in Profits, each year thereafter - Sensitivity

Yearly Cash Flow (After Conversion)

Value
$1.5M
$1.4M
$1.3M
$1.2M
$1.1M
$1.0M
$0.9M
$0.8M
$0.7M
$0.6M
$0.5M
$0.4M
$0.3M
$0.2M
$0.1M
$0.0M
($0.1M)
($0.2M)

**Yearly Profits
(Conversion Year)**

$1.5M
$1.4M
$1.3M
$1.2M
$1.1M
$1.0M
$0.9M
$0.8M
$0.7M
$0.6M
$0.5M
$0.4M
$0.3M
$0.2M
$0.1M
$0.0M
($0.1M)
($0.2M)

Measure Names

■ Model Net Change in Profits, conversion year

■ Model Net Change in Profits, conversion year - Sensitivity

**Yearly Cash Flow
(Conversion Year)**

■	Model with Original Parameters
■	Model with Chosen Parameters

$1.5M –

$1.4M –

$1.3M –

$1.2M –

$1.1M –

$1.0M –

$0.9M –

$0.8M –

$0.7M –

$0.6M –

$0.5M –

$0.4M –

$0.3M –

$0.2M –

$0.1M –

$0.0M –

($0.1M) –

($0.2M) –

Histogram

Number of Properties of Each Type
- 1 BR Apartment
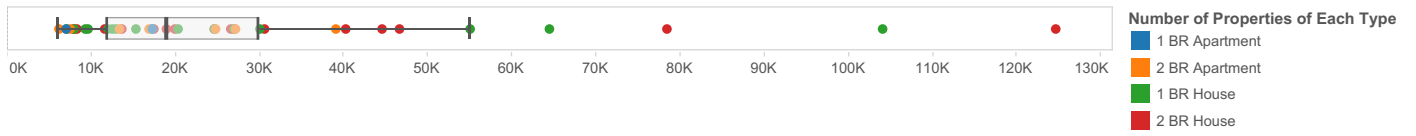- 2 BR Apartment
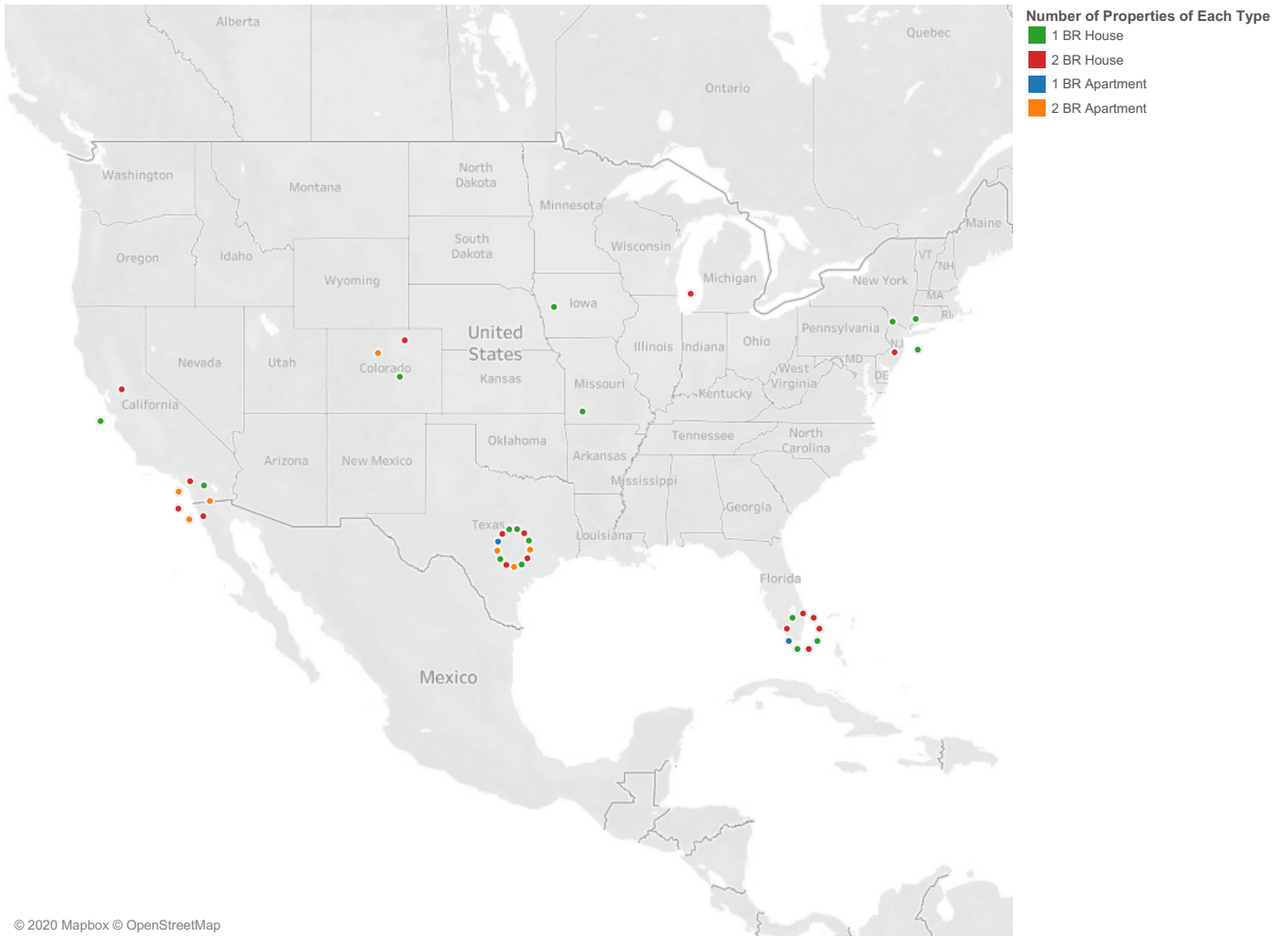- 1 BR House
- 2 BR House

Histogram

Number of Properties of Each Type
- 1 BR Apartment
- 2 BR Apartment
- 1 BR House
- 2 BR House

Yearly Profits After Conversion
(41 Individual Properties)

| 0K | 10K | 20K | 30K | 40K | 50K | 60K | 70K | 80K | 90K | 100K | 110K | 120K | 130K |

Number of Properties of Each Type
- 1 BR Apartment
- 2 BR Apartment
- 1 BR House
- 2 BR House

Location of Profitable Properties

Number of Properties of Each Type

- 1 BR House
- 2 BR House
- 1 BR Apartment
- 2 BR Apartment

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Change the Assumptions Below to Observe How They Influence Expected Cash Flow and Profits from Short-Term Rentals

Total Cash Needed for Conversion: **$1.230M**

Number of Properties of Each Type

1 BR Apartment	**2**
2 BR Apartment	**7**
1 BR House	**16**
2 BR House	**16**

Number of Properties of Each Type

- 1 BR Apartment
- 2 BR Apartment
- 1 BR House
- 2 BR House

1 BR Apartment	**2**
2 BR Apartment	**7**
1 BR House	**16**
2 BR House	**16**

Number of Properties of Each Type

- 1 BR Apartment
- 2 BR Apartment
- 1 BR House
- 2 BR House

Total Cash Flow and Profits
from Converting All "Profitable Properties"

Total Cash Flow and Profits
from Converting All "Profitable Properties"

Hover over the circle for the original parameters used in the model.

Hover over the circle for the original
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Top 2 Cities Ranked by Number of Profitable Properties

City	Profitable properties
Austin	13
Miami	9