

Watershed Short-Term Rental Analysis

Profitability Threshold \$6,000.00	Transaction Fees 20,00%	Regulatory Fees (Dynamic) 10,00%
Utilities Costs (yearly) \$3,600.00	Capital Expenditure \$30,000.00	Depreciation Period 5
Cost per Night \$100,00	Avg Length of Stay 3	Repairs & Replacements \$6,000.00

Total Cost to Convert in
Conversion Year
\$1.230.000,00

Total Profitability in Follow
Up Year
\$1.127.197,39

Parameter Controls (To view *original parameters* hover over circle)



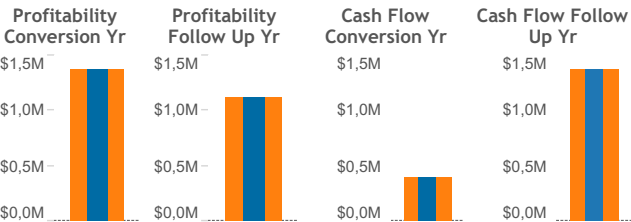
Box Plot Top 41 Profitable



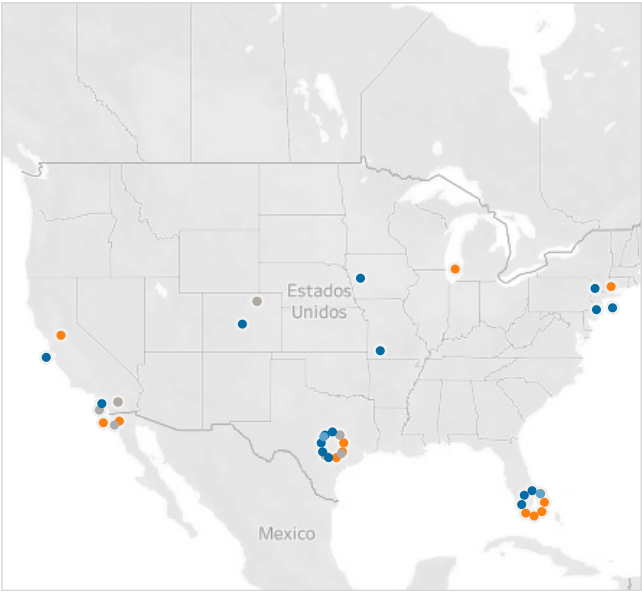
Individual Profitable Properties (Total: 41)

Ws Pro..	City	Zipcode	Apt Hou..	Nu..	Profitabi..	Profitabi..	Cash Flo..	Cash Flo..
W103	Austin	78702	house	1	\$15,56K	\$9,56K	(\$8,44K)	\$15,56K
W107	Austin	78705	house	1	\$60,98K	\$54,98K	\$36,98K	\$60,98K
W108	Austin	78705	house	2	\$50,51K	\$44,51K	\$26,51K	\$50,51K
W109	Austin	78723	apartment	1	\$12,95K	\$6,95K	(\$11,05K)	\$12,95K
W110	Austin	78723	apartment	2	\$33,08K	\$27,08K	\$9,08K	\$33,08K
W111	Austin	78723	house	1	\$26,26K	\$20,26K	\$2,26K	\$26,26K
W112	Austin	78723	house	2	\$30,58K	\$24,58K	\$6,58K	\$30,58K
W114	Austin	78744	apartment	2	\$30,73K	\$24,73K	\$6,73K	\$30,73K
W115	Austin	78744	house	1	\$23,17K	\$17,17K	(\$0,83K)	\$23,17K
W116	Austin	78744	house	2	\$23,38K	\$17,38K	(\$0,62K)	\$23,38K
W118	Austin	78746	apartment	2	\$19,29K	\$13,29K	(\$4,71K)	\$19,29K
W119	Austin	78746	house	1	\$30,55K	\$24,55K	\$6,55K	\$30,55K
W120	Austin	78746	house	2	\$52,58K	\$46,58K	\$28,58K	\$52,58K
W123	Bentonville	72712	house	1	\$15,22K	\$9,22K	(\$8,78K)	\$15,22K

Profitability and Cashflow Analyses for Conversion and Follow Up Years



Profitable Properties by Geographical Location and Property Type



Num Bedrooms & Apt House (Combined)

