

AirBnB ~ 5409 N Florida Ave, Tampa, FL 33604

- * Seller is a **CPA** who **owned a previous local AirBnB (page 2)** & understands the business & local market.
- * This AirBnB a **newly renovated roll-out as & when** new rooms were completed.
- * Sellers have **opened & closed when traveling (page 3)**, as they want to be local for patrons in case of an emergency (as happy customers keep giving them great **5 Star ratings on AirBnB**).

	A	B	C	D	E	F	G	H
1								* The front single-story house has 4
2		Out season	Monthly	In Season	Monthly			rooms & shared living space.
3								* The two-story building has 3
4	1	45	1170	65	1690			apartments – the 2nd apartment was
5	2	45	1170	65	1690			renovated in August 2023 – the 3rd
6	3	45	1170	65	1690			apartment will completed in September
7	4	45	1170	65	1690			2023 - only then will the business be
8	Apt 1	65	1690	95	2470			operational at full capacity.
9	Apt 2	65	1690	95	2470			* So this is the sellers educated
10	Apt 3	65	1690	95	2470			projection in lieu of full capacity
11								numbers.
12								* In Tampa Winter prices are higher than
13								
14								
15			9750		14170			
16			8 months		4 months		Annual	
17			78000		56680		134,680	
18							12 Months	
19								
20							11,223 Avg per month	
21								
22	Expenses		Average					Summer prices.
23								* AirBnB's 5 Star rating gives them
24	Electric							preferred vendor status, i.e. they auto
25	5409		475					set the price for the units to stay
26	103A		150					booked.
27	103B		150					* Patrons receive an auto code for the
28	105		150					days they'll be there to let them in,
29	Water							which expires once they leave.
30	5409		360					* The efficient cleaning lady (whose fee
31	Apartments		360					the patrons have already paid for)
32								services the rooms & shared space. She
33	Internet		342.68					lives just down the road & would like to
34								stay on for the new owner.
35	Maintenance		250					* Picture tour link & listing info – case
36								sensitive, no spaces...
37	<u>AirBNB Fees</u>		336.7					www.QuickVirtualTour.US/5409N-
38								Florida_PictureTour.pdf
39	Property Tax		435					
40								
41								
42								
43		Total	3009.38				3,009	
44								
45								
46							8,214 Monthly	
47							98,567 Annually	Net profit
48								excluding debit service.

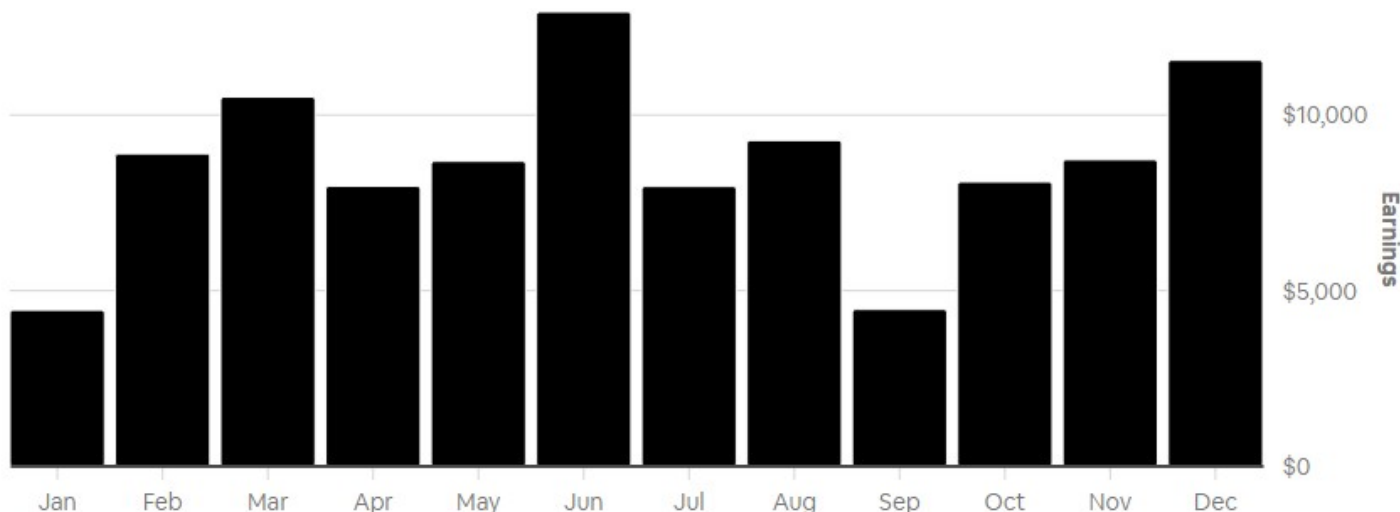
\$103,564.00

Booked earnings for 2021

* Income of sellers previous AirBnB in Bradenton (7 rooms, no apartments) – just South of Tampa.

\$103,564.00 \$0.00

■ Paid out ■ Expected



< 2020

2021

2022 >

\$21,279.00

Booked earnings for 2022

\$21,279.00 \$0.00

■ Paid out ■ Expected



< 2021

2022

2023 >

- * AirBnB printed income of **subject property** (4 rooms, 3 apartments).
- * Roll-out **February & March** 2023 with 4 rooms.
- * **Mostly closed April to June** while sellers were traveling.
- * **Reopened July to August** with 4 rooms & 1 apartment.
- * With the busier Fall/Winter season approaching & 4 rooms, 3 apartments available from October 2023, the income should match or exceed **sellers experienced projection on page 1**.

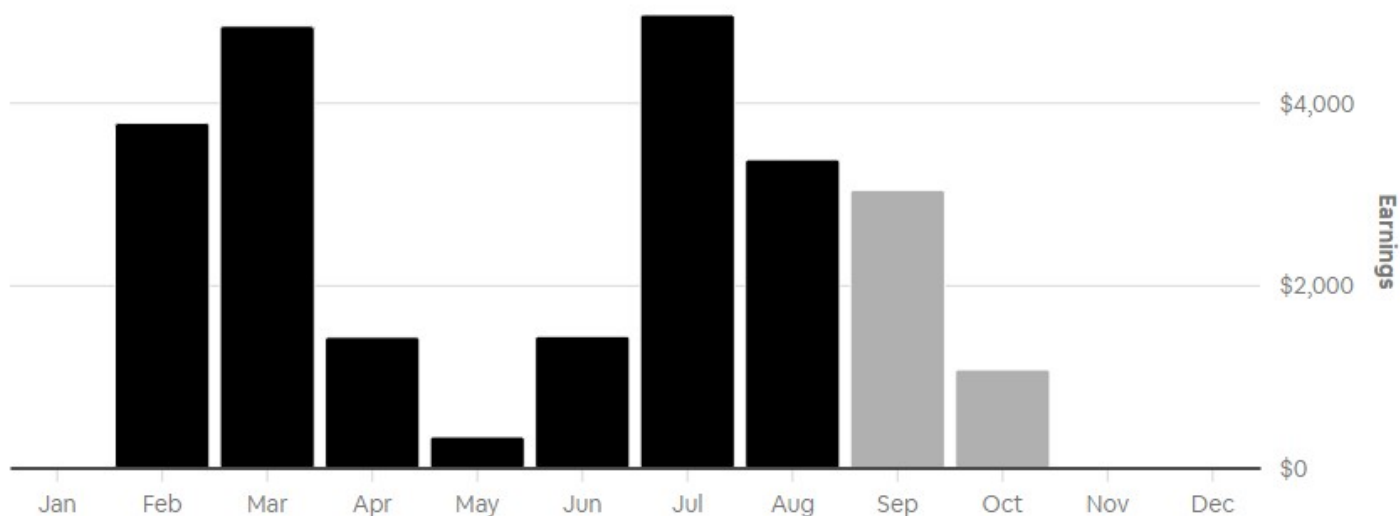
\$24,361.00

Booked earnings for 2023

\$20,227.00 **\$4,134.00**

■ Paid out

■ Expected



< 2022

2023

2024 >