

# 20 x AIRBNB Acquisition Propositions Simultaneously plus Portfolio Analysis

*Invest in Yourself!*

*20 years dynamic three statement analysis & valuations*

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We always strive to produce models with:

Simplicity

Automation

That are Coherent

And designed for easy Expansion and Adoption

# AIRBNB ACQUISITION or PORTFOLIO MASTER MODEL

Value up to 20 different AIRBNB propositions simultaneously!

INDEX

INPUT SHEET

AIRBNB RANKING

AIRBNB PORTFOLIO

DASHBOARD

View AIRBNB (1)  
20 Year Financial Analysis

View AIRBNB (2)  
20 Year Financial Analysis

View AIRBNB (3)  
20 Year Financial Analysis

View AIRBNB (4)  
20 Year Financial Analysis

View AIRBNB (5)  
20 Year Financial Analysis

View AIRBNB (6)  
20 Year Financial Analysis

View AIRBNB (7)  
20 Year Financial Analysis

View AIRBNB (8)  
20 Year Financial Analysis

View AIRBNB (9)  
20 Year Financial Analysis

View AIRBNB (10)  
20 Year Financial Analysis

View AIRBNB (11)  
20 Year Financial Analysis

View AIRBNB (12)  
20 Year Financial Analysis

View AIRBNB (13)  
20 Year Financial Analysis

View AIRBNB (14)  
20 Year Financial Analysis

View AIRBNB (15)  
20 Year Financial Analysis

View AIRBNB (16)  
20 Year Financial Analysis

View AIRBNB (17)  
20 Year Financial Analysis

View AIRBNB (18)  
20 Year Financial Analysis

View AIRBNB (19)  
20 Year Financial Analysis

View AIRBNB (20)  
20 Year Financial Analysis

# Your Input sheet for all AIRBNB Propositions

<a href="#">Back to INDEX</a>	Input Sheet																							
AIRBNB	Purchase / Acquisition Data				Finance Data				AIRBNB	Projected Monthly Expenditure											Escalations			
No.	Acquisition Price	Acquisition Fees	Capex Furniture Equipment	Lifespan (months)	External Loan Amount	Finance Rate (%)	Length (months)	Payment (monthly)	No.	Income tax (%)	CGT (%)	Cost of Owners Loan A/C (%)	Rates and Taxes	Levies	Utilities	Insurance	Maintenance Provision	Cleaning	Airbnb Fees (1)- (%)	Airbnb Fees (2)- (%)	Other	Annual Cost Escalation (%)	Annual Income Escalation (%)	Expected Growth in Value pa (%)
1	1 100 000	100 000	50 000	120	800 000	5,00%	240	5 280	1	30,00%	30,00%	3,00%	400	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
2	1 300 000	110 000	50 000	120	1 200 000	5,00%	240	7 919	2	30,00%	24,00%	3,00%	400	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
3	1 000 000	90 000	50 000	120	800 000	5,00%	240	5 280	3	30,00%	24,00%	3,00%	300	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
4	900 000	85 000	50 000	120	900 000	5,00%	240	5 940	4	30,00%	24,00%	3,00%	400	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
5	900 000	85 000	50 000	120	800 000	5,00%	240	5 280	5	30,00%	24,00%	3,00%	400	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
6	1 375 000	115 000	50 000	120	1 150 000	5,00%	240	7 589	6	30,00%	24,00%	3,00%	400	400	300	180	300	400	5,00%			2,00%	3,00%	4,00%
7								0	7															
8								0	8															
9								0	9															
10								0	10															
11								0	11															
AIRBNB	Summarized Income Projection			January Projected			February Projected			March Projected			April Projected			May Projected								
No.	Average No. days (pa) Tenanted	Weighted avg. Daily Amount	Annual Income	January avg. No. Days	January avg. Daily Fee	January Gross Income	February avg. No. Days	February avg. Daily Fee	February Gross Income	March avg. No. Days	March avg. Daily Fee	March Gross Income	April avg. No. Days	April avg. Daily Fee	April Gross Income	May avg. No. Days	May avg. Daily Fee	May Gross Income						
1	180	568	102 200	22	600	13 200	16	550	8 800	16	550	8 800	20	600	12 000	12	500	6 000						
2	186	235	43 785	18	220	3 960	18	300	5 400	15	285	4 275	18	225	4 050	14	225	3 150						
3	161	229	36 855	18	210	3 780	20	300	6 000	15	285	4 275	12	210	2 520	12	210	2 520						
4	133	260	34 575	10	250	2 500	16	300	4 800	15	285	4 275	12	250	3 000	10	250	2 500						
5	120	262	31 425	11	250	2 750	18	300	5 400	15	285	4 275	12	250	3 000	8	250	2 000						
6	165	418	68 950	22	450	9 900	16	375	6 000	15	350	5 250	20	415	8 300	10	415	4 150						
7	0	0	0			0			0			0			0			0						
8	0	0	0			0			0			0			0			0						
9	0	0	0			0			0			0			0			0						
10	0	0	0			0			0			0			0			0						
11	0	0	0			0			0			0			0			0						
12	0	0	0			0			0			0			0			0						
13	0	0	0			0			0			0			0			0						
14	0	0	0			0			0			0			0			0						
15	0	0	0			0			0			0			0			0						
16	0	0	0			0			0			0			0			0						
17	0	0	0			0			0			0			0			0						
18	0	0	0			0			0			0			0			0						

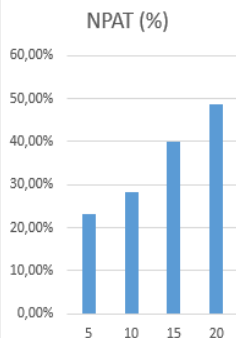
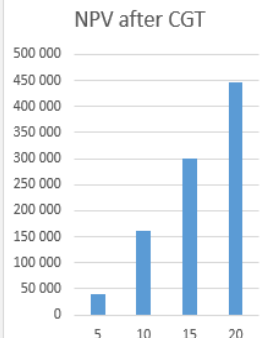
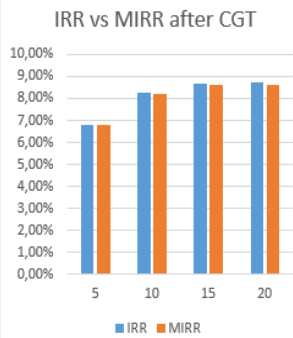
# Each AIRBNB Proposition – *automated* 20 years of Three Statement Analysis and Valuations

## AIRBNB (1) Analysis and Financial Statements

[Back to INDEX](#) [Back to INPUTS](#)

Data From Input Sheet	
Acquisition Price	1 100 000
Acquisition Fees	100 000
Capex Furniture Equipment	50 000
Lifespan (months)	120
External Loan Amount	800 000
Finance Rate (%)	5,00%
Length (months)	240
Cost of Owners Loan A/C (%) pa	3,00%
Fixed Monthly Expenditure	1 980
Other	0
Airbnb Fees (1) - (%)	5,00%
Airbnb Fees (2) - (%)	0,00%
Annual Cost Escalation (%)	2,00%
Annual Income Escalation (%)	3,00%
Income tax (%)	30,00%
CGT (%)	30,00%
Year 1 Projected Income	102 200
Expected Growth in Value pa (%)	4,00%

Year	5	10	15	20	Year	5	10	15	20
NPV	40 192	160 657	301 457	445 336	EBIT	78 572	93 527	116 944	139 804
IRR	6,80%	8,24%	8,67%	8,74%	LTV ratio	88,00%	63,56%	38,92%	14,15%
MIRR	6,79%	8,21%	8,60%	8,60%	NPAT (%)	23,06%	28,41%	39,91%	48,68%



## Detailed Income Statements 20 years (AIRBNB 1)

Year	1	2	3	4	5	6	7	8	9	10
<b>Total Income</b>	102 200	105 266	108 424	111 677	115 042	118 563	122 087	125 762	129 595	133 590
Rental Income Generated	102 200	105 266	108 424	111 677	115 027	118 478	122 032	125 693	129 464	133 348
Interest Earned	0	0	0	0	15	85	55	69	131	242
<b>Total Expenditure</b>	186 827	86 339	85 732	84 999	84 148	83 342	82 475	81 544	80 545	79 473
Fixed Expenditure	23 760	24 235	24 720	25 214	25 719	26 233	26 758	27 293	27 839	28 395
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Acquisition Fees (Once off)	100 000	0	0	0	0	0	0	0	0	0
Airbnb Fee 1	5 110	5 263	5 421	5 584	5 751	5 924	6 102	6 285	6 473	6 667
Airbnb Fee 2	0	0	0	0	0	0	0	0	0	0
Interest External Loan	39 457	38 235	36 949	35 598	34 178	32 685	31 116	29 467	27 733	25 910
Interest Loan account	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500
Interest on Overdraft	0	106	142	103	0	0	0	0	0	0
Depreciation	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000
<b>Net Profit Before Tax (NPBT)</b>	-84 627	18 927	22 692	26 677	30 893	35 221	39 611	44 218	49 050	54 117
<b>Taxation</b> after any accrued loss	0	0	0	0	4 369	10 566	11 883	13 265	14 715	16 235
<b>Net Profit After Tax (NPAT)</b>	-84 627	18 927	22 692	26 677	26 525	24 654	27 728	30 953	34 335	37 882

## Detailed Cash Flow Statements 20 years (AIRBNB 1)

Year	1	2	3	4	5	6	7	8	9	10
Opening Balance	0	-3 526	-4 720	-3 434	486	2 833	1 817	2 305	4 369	8 081
Income Received	102 200	105 266	108 424	111 677	115 027	118 478	122 032	125 693	129 464	133 348
Owners Loan Capital received	450 000	0	0	0	0	0	0	0	0	0
External Loan (Finance)	800 000	0	0	0	0	0	0	0	0	0
Capital for Prop, Costs, Capex	1 250 000	0	0	0	0	0	0	0	0	0
Fixed Expenditure	23 760	24 235	24 720	25 214	25 719	26 233	26 758	27 293	27 839	28 395
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Airbnb Fee 1	5 110	5 263	5 421	5 584	5 751	5 924	6 102	6 285	6 473	6 667
Airbnb Fee 2	0	0	0	0	0	0	0	0	0	0
External Loan Payment	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356
Cost of Owners Loan A/C (%) pa	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500
Taxation Paid	0	0	0	0	4 369	10 566	11 883	13 265	14 715	16 235
Closing Balance before interest	-3 526	-4 614	-3 293	589	2 818	1 732	2 251	4 300	7 950	13 275
Overdraft or Interest earned	0	-106	-142	-103	15	85	55	69	131	242
Closing Balance	-3 526	-4 720	-3 434	486	2 833	1 817	2 305	4 369	8 081	13 518

## Detailed Balance Sheets 20 years (AIRBNB 1)

Year	11	12	13	14	15	16	17	18	19	20
<b>Total Assets</b>	1 534 636	1 589 641	1 648 476	1 711 300	1 778 281	1 849 589	1 925 402	2 005 903	2 091 282	2 181 735
<b>Fixed Assets</b>	1 515 380	1 562 795	1 612 107	1 663 391	1 716 726	1 772 196	1 829 883	1 889 879	1 952 274	2 017 165
Original Value	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000
Revaluation	1 693 399	1 761 135	1 831 581	1 904 844	1 981 038	2 060 279	2 142 691	2 228 398	2 317 534	2 410 235
Revaluation Reserve A/C	593 399	661 135	731 581	804 844	881 038	960 279	1 042 691	1 128 398	1 217 534	1 310 235
Revaluation Reserve CGT	178 020	198 341	219 474	241 453	264 311	288 084	312 807	338 519	365 260	393 071
Furniture Equipment	0	0	0	0	0	0	0	0	0	0
<b>Current Assets</b>	19 256	26 846	36 369	47 910	61 554	77 393	95 519	116 024	139 008	164 571
Cash	19 256	26 846	36 369	47 910	61 554	77 393	95 519	116 024	139 008	164 571
Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
<b>Liabilities</b>	908 411	867 036	823 545	777 828	729 772	679 258	626 159	570 344	511 673	450 000
Mortgage Balance	458 411	417 036	373 545	327 828	279 772	229 258	176 159	120 344	61 673	0
Overdraft	0	0	0	0	0	0	0	0	0	0
Owners Loan Account	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000
Revaluation Reserve CGT	178 020	198 341	219 474	241 453	264 311	288 084	312 807	338 519	365 260	393 071
<b>Owners Equity</b>	626 225	722 605	824 931	933 472	1 048 509	1 170 331	1 299 243	1 435 559	1 579 610	1 731 735
<b>Total Equity and Liabilities</b>	1 534 636	1 589 641	1 648 476	1 711 300	1 778 281	1 849 589	1 925 402	2 005 903	2 091 282	2 181 735

# Each *AIRBNB* Proposition – *automated* 20 years of Three Statement Analysis and Valuations

## AIRBNB (1) Analysis and Financial Statements

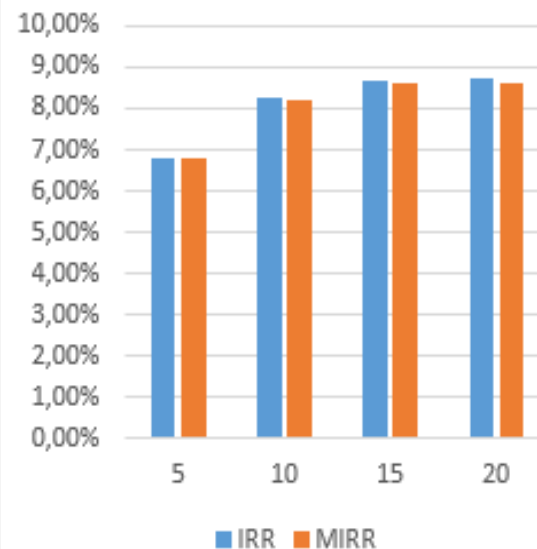
[Back to INDEX](#)

[Back to INPUTS](#)

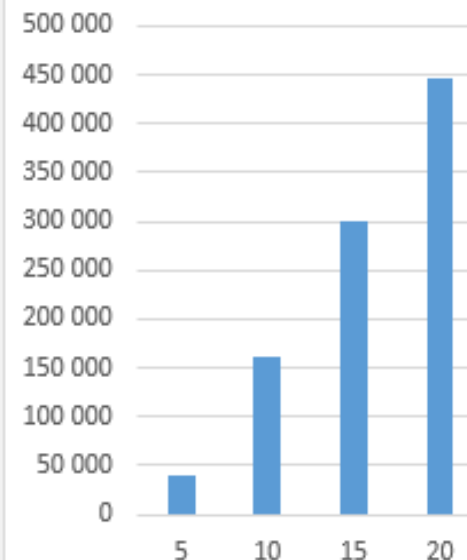
Data From Input Sheet	
Acquisition Price	1 100 000
Acquisition Fees	100 000
Capex Furniture Equipment	50 000
Lifespan (months)	120
External Loan Amount	800 000
Finance Rate (%)	5,00%
Length (months)	240
Cost of Owners Loan A/C (%) pa	3,00%
Fixed Monthly Expenditure	1 980
Other	0
Airbnb Fees (1) - (%)	5,00%
Airbnb Fees (2) - (%)	0,00%
Annual Cost Escalation (%)	2,00%
Annual Income Escalation (%)	3,00%
Income tax (%)	30,00%
CGT (%)	30,00%
Year 1 Projected Income	102 200
Expected Growth in Value pa (%)	4,00%

Year	5	10	15	20	Year	5	10	15	20
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IRR	6,80%	8,24%	8,67%	8,74%	LTV ratio	88,00%	63,56%	38,92%	14,15%
MIRR	6,79%	8,21%	8,60%	8,60%	NPAT (%)	23,06%	28,41%	39,91%	48,68%

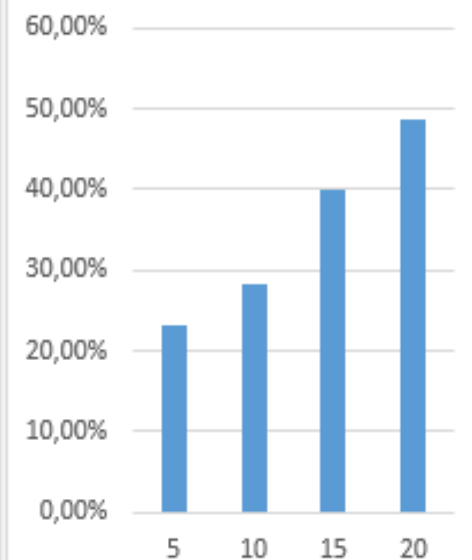
IRR vs MIRR after CGT



NPV after CGT



NPAT (%)



# Each *AIRBNB* Proposition – *automated* 20 years of Three Statement Analysis and Valuations

## Detailed Cash Flow Statements 20 years (*AIRBNB 1*)

Year	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
Opening Balance	0	-3 526	-4 720	-3 434	486	2 833	1 817	2 305	4 369	8 081
Income Received	102 200	105 266	108 424	111 677	115 027	118 478	122 032	125 693	129 464	133 348
Owners Loan Capital received	450 000	0	0	0	0	0	0	0	0	0
External Loan (Finance)	800 000	0	0	0	0	0	0	0	0	0
Capital for Prop, Costs, Capex	1 250 000	0	0	0	0	0	0	0	0	0
Fixed Expenditure	23 760	24 235	24 720	25 214	25 719	26 233	26 758	27 293	27 839	28 395
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Airbnb Fee 1	5 110	5 263	5 421	5 584	5 751	5 924	6 102	6 285	6 473	6 667
Airbnb Fee 2	0	0	0	0	0	0	0	0	0	0
External Loan Payment	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356	63 356
Cost of Owners Loan A/C (%) pa	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500
Taxation Paid	0	0	0	0	4 369	10 566	11 883	13 265	14 715	16 235
Closing Balance before interest	-3 526	-4 614	-3 293	589	2 818	1 732	2 251	4 300	7 950	13 275
Overdraft or Interest earned	0	-106	-142	-103	15	85	55	69	131	242
Closing Balance	-3 526	-4 720	-3 434	486	2 833	1 817	2 305	4 369	8 081	13 518

# Each *AIRBNB* Proposition – *automated* 20 years of Three Statement Analysis and Valuations

## Detailed Income Statements 20 years (*AIRBNB 1*)

Year	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
<b>Total Income</b>	102 200	105 266	108 424	111 677	115 042	118 563	122 087	125 762	129 595	133 590
Rental Income Generated	102 200	105 266	108 424	111 677	115 027	118 478	122 032	125 693	129 464	133 348
Interest Earned	0	0	0	0	15	85	55	69	131	242
<b>Total Expenditure</b>	186 827	86 339	85 732	84 999	84 148	83 342	82 475	81 544	80 545	79 473
Fixed Expenditure	23 760	24 235	24 720	25 214	25 719	26 233	26 758	27 293	27 839	28 395
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Acquisition Fees ( <i>Once off</i> )	100 000	0	0	0	0	0	0	0	0	0
Airbnb Fee 1	5 110	5 263	5 421	5 584	5 751	5 924	6 102	6 285	6 473	6 667
Airbnb Fee 2	0	0	0	0	0	0	0	0	0	0
Interest External Loan	39 457	38 235	36 949	35 598	34 178	32 685	31 116	29 467	27 733	25 910
Interest Loan account	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500	13 500
Interest on Overdraft	0	106	142	103	0	0	0	0	0	0
Depreciation	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000	5 000
<b>Net Profit Before Tax (NPBT)</b>	-84 627	18 927	22 692	26 677	30 893	35 221	39 611	44 218	49 050	54 117
<b>Taxation</b> after any accrued loss	0	0	0	0	4 369	10 566	11 883	13 265	14 715	16 235
<b>Net Profit After Tax (NPAT)</b>	-84 627	18 927	22 692	26 677	26 525	24 654	27 728	30 953	34 335	37 882



# Each *AIRBNB* Proposition – *automated* 20 years of Three Statement Analysis and Valuations

<u>Year</u>	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
<b>Total Assets</b>	1 534 636	1 589 641	1 648 476	1 711 300	1 778 281	1 849 589	1 925 402	2 005 903	2 091 282	2 181 735
<b>Fixed Assets</b>	1 515 380	1 562 795	1 612 107	1 663 391	1 716 726	1 772 196	1 829 883	1 889 879	1 952 274	2 017 165
Original Value	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000	1 100 000
Revaluation	1 693 399	1 761 135	1 831 581	1 904 844	1 981 038	2 060 279	2 142 691	2 228 398	2 317 534	2 410 235
Revaluation Resrve A/C	593 399	661 135	731 581	804 844	881 038	960 279	1 042 691	1 128 398	1 217 534	1 310 235
Revaluation Reserve CGT	178 020	198 341	219 474	241 453	264 311	288 084	312 807	338 519	365 260	393 071
Furniture Equipment	0	0	0	0	0	0	0	0	0	0
<b>Current Assets</b>	19 256	26 846	36 369	47 910	61 554	77 393	95 519	116 024	139 008	164 571
Cash	19 256	26 846	36 369	47 910	61 554	77 393	95 519	116 024	139 008	164 571
Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
<b>Liabilities</b>	908 411	867 036	823 545	777 828	729 772	679 258	626 159	570 344	511 673	450 000
Mortgage Balance	458 411	417 036	373 545	327 828	279 772	229 258	176 159	120 344	61 673	0
Overdraft	0	0	0	0	0	0	0	0	0	0
Owners Loan Account	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000	450 000
Revaluation Reserve CGT	178 020	198 341	219 474	241 453	264 311	288 084	312 807	338 519	365 260	393 071
<b>Owners Equity</b>	626 225	722 605	824 931	933 472	1 048 509	1 170 331	1 299 243	1 435 559	1 579 610	1 731 735
<b>Total Equity and Liabilities</b>	1 534 636	1 589 641	1 648 476	1 711 300	1 778 281	1 849 589	1 925 402	2 005 903	2 091 282	2 181 735

# Automated *RANKING* System

AIRBNB	Ranking at <b>10 years</b> ito IRR, MIRR, NPV and NPAT %							
No.		IRR Rank		MIRR Rank		NPV Rank		NPAT Rank
1	9,26%	2	9,12%	2	213 627	1	30,43%	1
2	11,41%	1	10,48%	1	136 319	3	24,76%	4
3	8,47%	3	8,37%	3	137 698	2	26,24%	3
4	6,92%	4	6,55%	4	40 463	6	19,62%	7
5	5,49%	7	5,43%	7	14 127	7	20,07%	6
6	5,95%	6	5,84%	6	44 286	5	21,86%	5
7	0,00%	8	0,00%	8	0	8	0,00%	8
8	0,00%	8	0,00%	8	0	8	0,00%	8
9	0,00%	8	0,00%	8	0	8	0,00%	8
10	0,00%	8	0,00%	8	0	8	0,00%	8
11	0,00%	8	0,00%	8	0	8	0,00%	8
12	0,00%	8	0,00%	8	0	8	0,00%	8
13	0,00%	8	0,00%	8	0	8	0,00%	8
14	6,05%	5	5,89%	5	108 069	4	29,27%	2
15	0,00%	8	0,00%	8	0	8	0,00%	8
16	0,00%	8	0,00%	8	0	8	0,00%	8
17	0,00%	8	0,00%	8	0	8	0,00%	8
18	0,00%	8	0,00%	8	0	8	0,00%	8
19	0,00%	8	0,00%	8	0	8	0,00%	8
20	0,00%	8	0,00%	8	0	8	0,00%	8

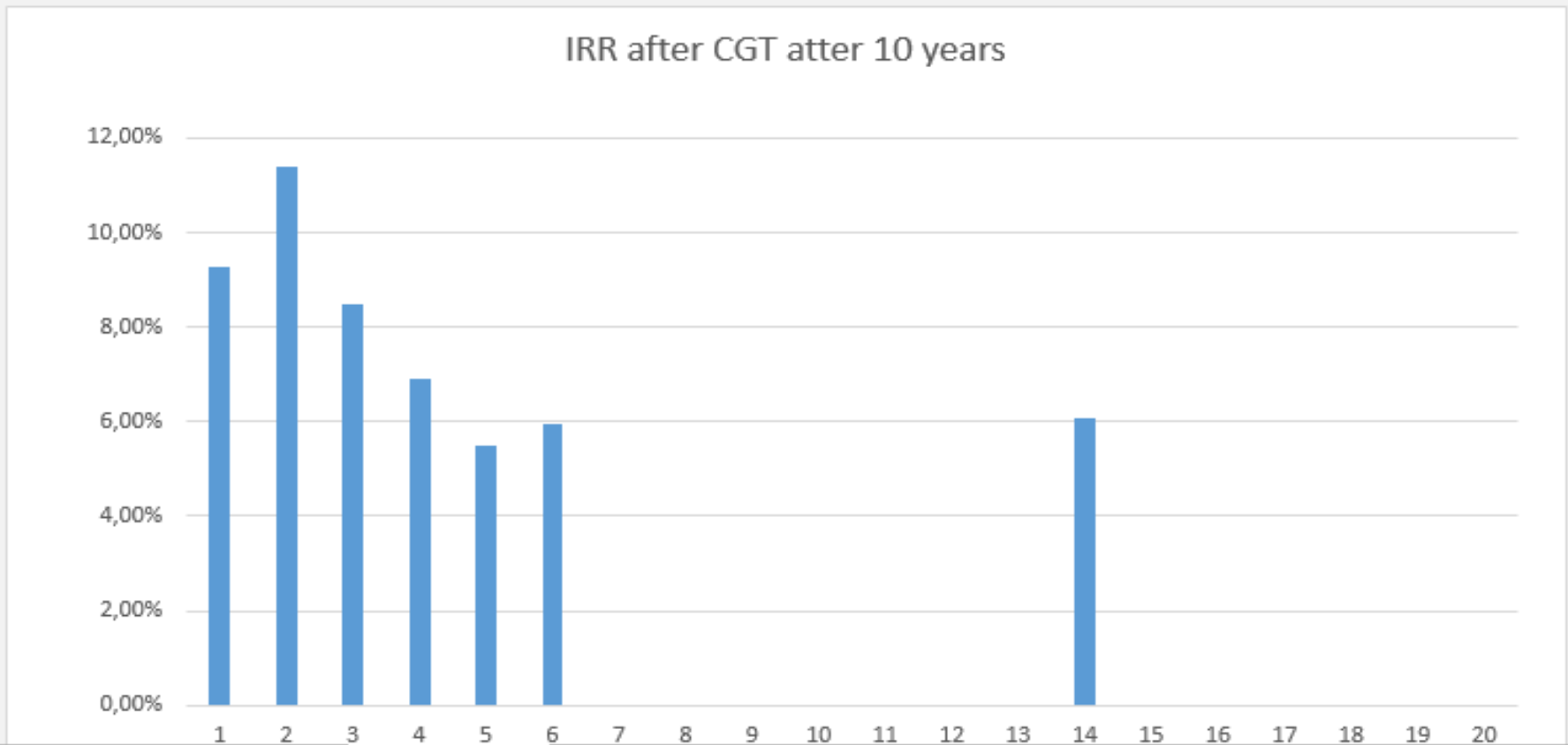
# Automated Portfolio Analysis or Propositions

How many active in this portfolio	
	7
Average MIRR % (10) years	
	7,3804%
Portfolio Cash Balance (10) years	
	-972 365

Average NPAT % at (10) years	
	24,61%
Aver. (All loans) LTV % (10) years	
	66,14%
Mortgage balance (10) years	
	3 992 357

Average IRR % (10) years	
	7,6506%
Gross Portfolio Value at (10) years	
	12 100 997
Owners equity at (10) years	
	3 826 549

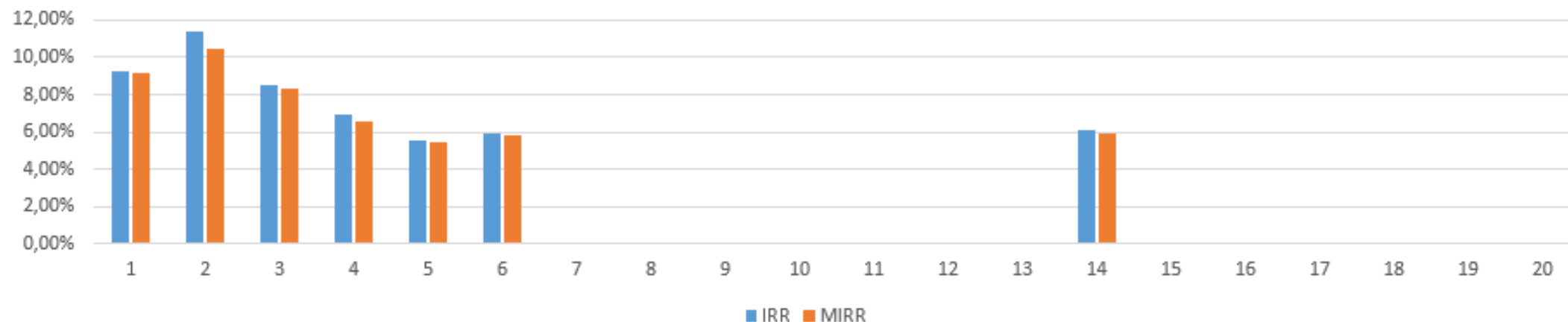
1	9,26%
2	11,41%
3	8,47%
4	6,92%
5	5,49%
6	5,95%
7	0,00%
8	0,00%
9	0,00%
10	0,00%
11	0,00%
12	0,00%
13	0,00%
14	6,05%
15	0,00%
16	0,00%
17	0,00%
18	0,00%
19	0,00%



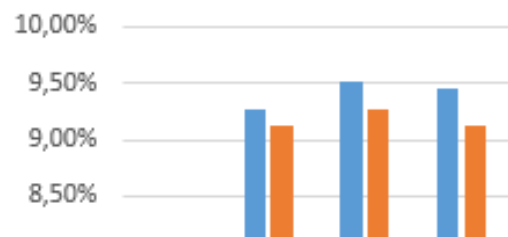
# Automated Dashboard for ease of reference

## DASHBOARD

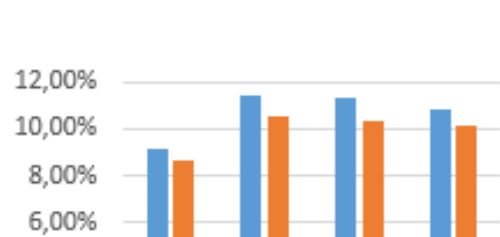
All assessed AIRBNB propositions (after CGT) (10) years after acquisition



IRR vs MIRR after CGT (1)



IRR vs MIRR after CGT (2)



IRR vs MIRR after CGT (3)



IRR vs MIRR after CGT (4)

