



Airbnb Portfolio Manager or Acquisition Compare Model

INDEX

INPUT SHEET

View AIRBNB (1)
20 Year Financial Analysis

View AIRBNB (5)
20 Year Financial Analysis

View AIRBNB (9)
20 Year Financial Analysis

View AIRBNB (13)
20 Year Financial Analysis

View AIRBNB (17)
20 Year Financial Analysis

AIRBNB RANKING

View AIRBNB (2)
20 Year Financial Analysis

View AIRBNB (6)
20 Year Financial Analysis

View AIRBNB (10)
20 Year Financial Analysis

View AIRBNB (14)
20 Year Financial Analysis

View AIRBNB (18)
20 Year Financial Analysis

AIRBNB PORTFOLIO

View AIRBNB (3)
20 Year Financial Analysis

View AIRBNB (7)
20 Year Financial Analysis

View AIRBNB (11)
20 Year Financial Analysis

View AIRBNB (15)
20 Year Financial Analysis

View AIRBNB (19)
20 Year Financial Analysis

DASHBOARD

View AIRBNB (4)
20 Year Financial Analysis

View AIRBNB (8)
20 Year Financial Analysis

View AIRBNB (12)
20 Year Financial Analysis

View AIRBNB (16)
20 Year Financial Analysis

View AIRBNB (20)
20 Year Financial Analysis

Input Sheet

ALL BLUE cells per AIRBNB assessed, should be entered even if it is a (0), in order to achieve the most accurate results

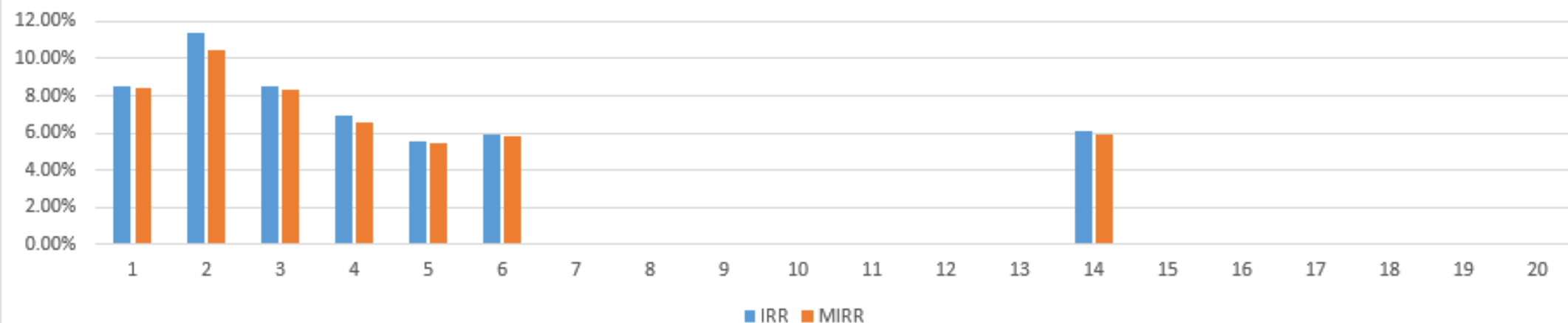
Mandatory Cell

AIRBNB	Purchase / Acquisition Data				Finance Data							Projected Monthly Expenditure						
No.	Acquisition Price	Acquisition Fees	Capex Furniture Equipment	Lifespan (months)	External Loan Amount	Finance Rate (%)	Length (months)	Payment (monthly)	Income tax (%)	CGT (%)	Cost of Owners Loan A/C (%)	Rates and Taxes	Levies	Utilities	Insurance	Maintenance Provision	Cleaning	Airbnb Fees (1)- (%)
1	1 200 000	100 000	50 000	120	800 000	5.00%	240	5 280	24.00%	22.00%	3.00%	400	400	300	180	300	400	5.00%
2	900 000	80 000	50 000	120	900 000	5.00%	240	5 940	30.00%	24.00%	3.00%	400	400	300	180	300	400	5.00%
3	1 000 000	90 000	50 000	120	800 000	5.00%	240	5 280	30.00%	24.00%	3.00%	300	400	300	180	300	400	5.00%
4	900 000	85 000	50 000	120	900 000	5.00%	240	5 940	30.00%	24.00%	3.00%	400	400	300	180	300	400	5.00%
5	900 000	85 000	50 000	120	800 000	5.00%	240	5 280	30.00%	24.00%	3.00%	300	300	250	150	200	200	5.00%
6	1 375 000	115 000	50 000	120	1 150 000	5.00%	240	7 589	30.00%	24.00%	3.00%	400	400	300	180	300	400	5.00%
7								0										
8								0										
9								0										
10								0										
11								0										
12								0										
13								0										
14	2 000 000	150 000	125 000	120	1 600 000	4.75%	180	12 445	28.00%	22.00%	2.75%	600	450	450	300	500	600	6.00%

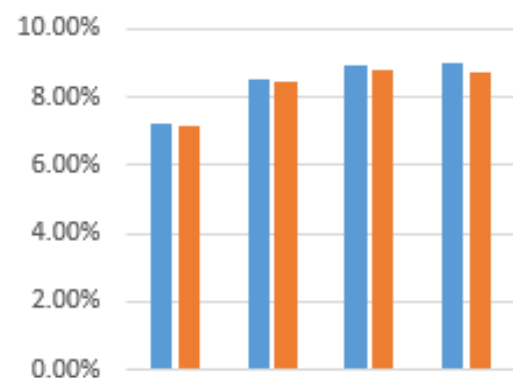
RANKING

AIRBNB		Ranking at 10 years to IRR, MIRR, NPV and NPAT %						
No.		IRR Rank		MIRR Rank		NPV Rank		NPAT Rank
1		2	8.52%	2	212 185	1	31.26%	1
2		1	11.41%	1	136 319	3	24.76%	4
3		3	8.47%	3	137 698	2	26.24%	3
4		4	6.92%	4	40 463	6	19.62%	7
5		7	5.49%	7	14 127	7	20.07%	6
6		6	5.95%	6	44 286	5	21.86%	5
7		8	0.00%	8	0	8	0.00%	8
8		8	0.00%	8	0	8	0.00%	8
9		8	0.00%	8	0	8	0.00%	8
10		8	0.00%	8	0	8	0.00%	8
11		8	0.00%	8	0	8	0.00%	8
12		8	0.00%	8	0	8	0.00%	8
13		8	0.00%	8	0	8	0.00%	8
14		5	6.05%	5	108 069	4	29.27%	2
15		8	0.00%	8	0	8	0.00%	8
16		8	0.00%	8	0	8	0.00%	8

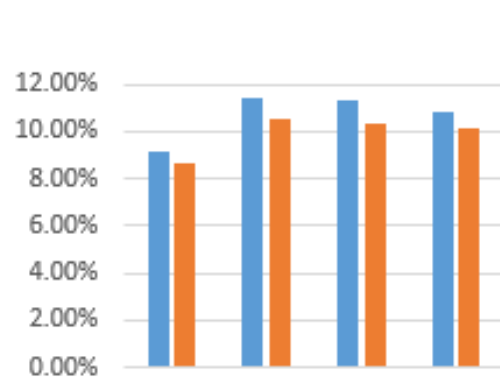
All assessed AIRBNB propositions (after CGT) (10) years after acquisition



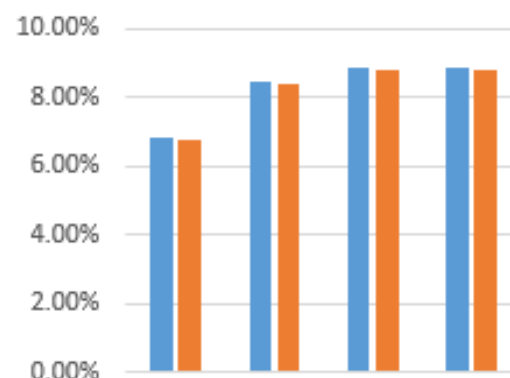
IRR vs MIRR after CGT
(1)



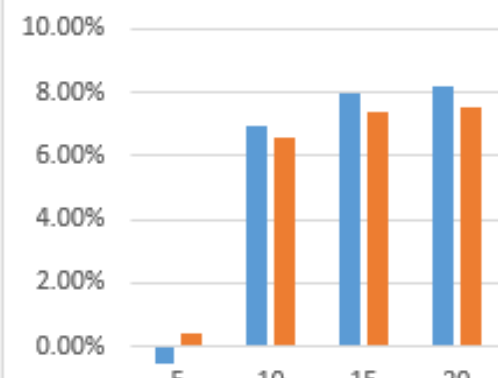
IRR vs MIRR after CGT
(2)



IRR vs MIRR after CGT
(3)



IRR vs MIRR after CGT
(4)



PORTFOLIO

How many active in this portfolio

7

Average MIRR % (10) years

7.2846%

Portfolio Cash Balance (10) years

-979 627

Average NPAT % at (10) years

24.72%

Aver. (All loans) LTV % (10) years

66.12%

Mortgage balance (10) years

3 992 357

Average IRR % (10) years

7.5441%

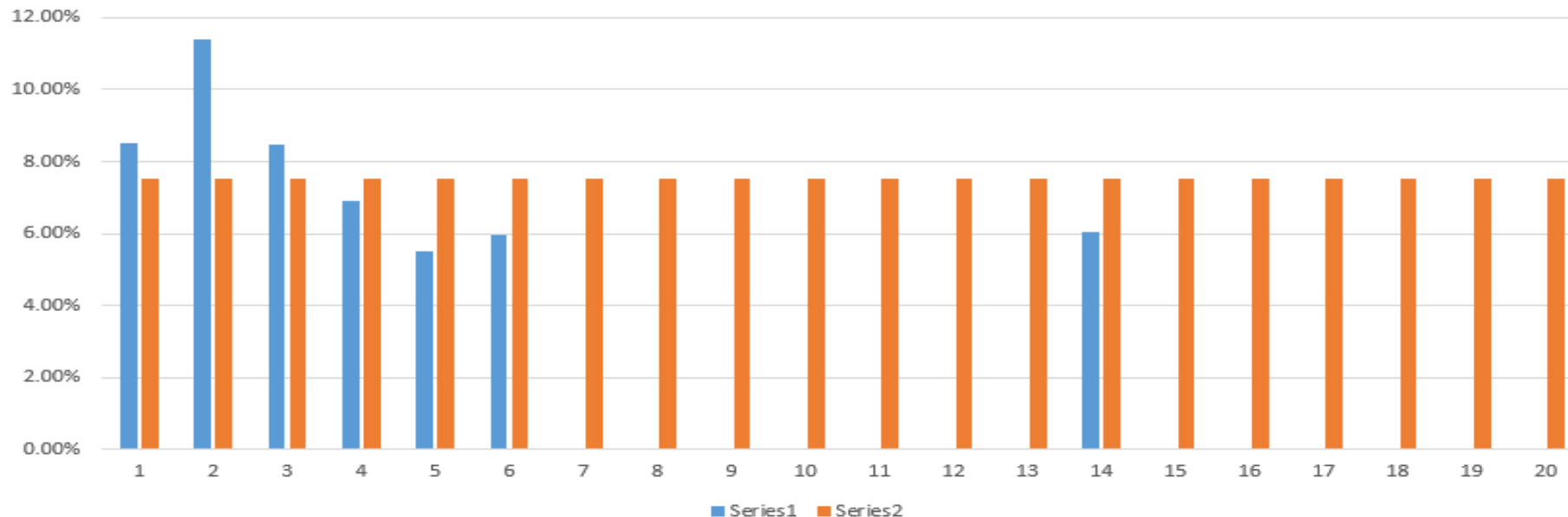
Gross Portfolio Value at (10) years

12 249 021

Owners equity at (10) years

3 899 009

IRR after CGT vs Portfolio average



AIRBNB (1) Analysis and Financial Statements

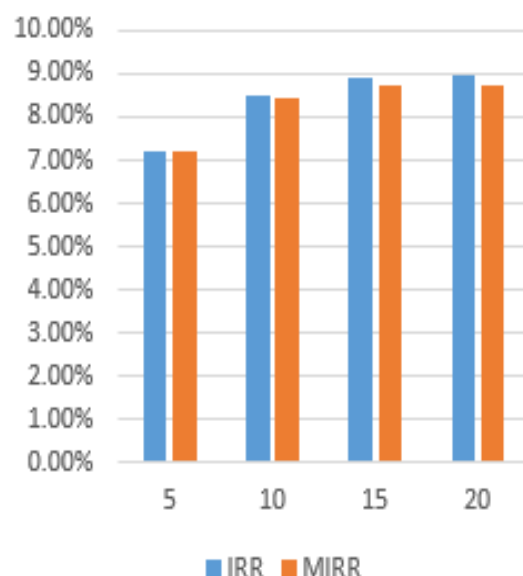
[Back to INDEX](#)
[Back to INPUTS](#)

Data From Input Sheet

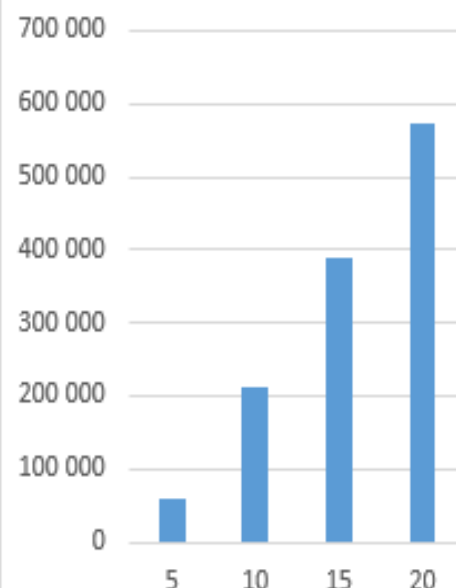
Acquisition Price or Current Value	1 200 000
Acquisition Fees	100 000
Capex Furniture Equipment	50 000
Lifespan (months)	120
External Loan Amount	800 000
Finance Rate (%)	5.00%
Length (months)	240
Cost of Owners Loan A/C (%) pa	3.00%
Fixed Monthly Expenditure	1 980
Other	0
Airbnb Fees (1) - (%)	5.00%
Airbnb Fees (2) - (%)	0.00%
Annual Cost Escalation (%)	2.00%
Annual Income Escalation (%)	3.00%
Income tax (%)	24.00%
CGT (%)	22.00%
Year 1 Projected Income	106 500
Expected Growth in Value pa (%)	4.00%

Year	5	10	15	20	Year	5	10	15	20
NPV	59 838	212 185	389 637	571 852	EBIT	83 328	99 558	124 873	150 309
IRR	7.19%	8.52%	8.91%	8.98%	LTV ratio	86.15%	60.95%	35.95%	11.27%
MIRR	7.18%	8.45%	8.76%	8.73%	NPAT (%)	22.91%	31.26%	43.91%	53.77%

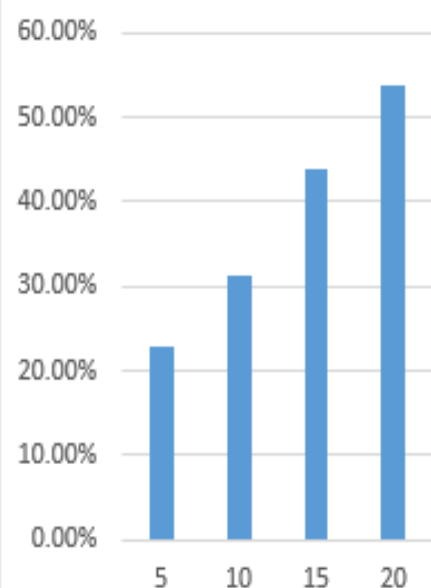
IRR vs MIRR after CGT



NPV after CGT



NPAT (%)



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	-2 441	-2 395	294	5 790	9 073	11 631	16 147	22 718	31 444
Income Received	106 500	109 695	112 986	116 375	119 867	123 463	127 167	130 982	134 911	138 958
Owners Loan Capital received	550 000	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	1 350 000	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	5 325	5 485	5 649	5 819	5 993	6 173	6 358	6 549	6 746	6 948
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	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500
Taxation Paid	0	0	0	0	5 190	8 914	10 028	11 198	12 426	13 715
Closing Balance before interest	-2 441	-2 321	366	5 781	8 899	11 359	15 798	22 234	30 763	41 488
Overdraft or Interest earned	0	-73	-72	9	174	272	349	484	682	943
Closing Balance	-2 441	-2 395	294	5 790	9 073	11 631	16 147	22 718	31 444	42 432

Year	<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>
Opening Balance	42 432	54 588	69 197	86 376	106 244	128 924	154 543	183 234	215 133	250 381
Income Received	143 127	147 421	151 844	156 399	161 091	165 924	170 901	176 028	181 309	186 748
Fixed Expenditure	28 963	29 543	30 133	30 736	31 351	31 978	32 617	33 270	33 935	34 614
Other Expenditure	0	0	0	0	0	0	0	0	0	0
Airbnb Fee 1	7 156	7 371	7 592	7 820	8 055	8 296	8 545	8 801	9 065	9 337
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	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500
Taxation Paid	16 269	17 679	19 159	20 711	22 337	24 042	25 828	27 699	29 659	31 710
Closing Balance before interest	53 315	67 560	84 301	103 653	125 736	150 675	178 597	209 636	243 927	281 612
Overdraft or Interest earned	1 273	1 638	2 076	2 591	3 187	3 868	4 636	5 497	6 454	7 511
Closing Balance	54 588	69 197	86 376	106 244	128 924	154 543	183 234	215 133	250 381	289 124

Detailed Income Statements 20 years (AIRBNB 1)

	Year	1	2	3	4	5	6	7	8	9	10
Total Income		106 500	109 695	112 986	116 384	120 040	123 735	127 516	131 466	135 593	139 902
Rental Income Generated		106 500	109 695	112 986	116 375	119 867	123 463	127 167	130 982	134 911	138 958
Interest Earned		0	0	0	9	174	272	349	484	682	943
Total Expenditure		190 042	89 528	88 890	88 131	87 390	86 592	85 732	84 809	83 817	82 754
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		5 325	5 485	5 649	5 819	5 993	6 173	6 358	6 549	6 746	6 948
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		16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500
Interest on Overdraft		0	73	72	0	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
Net Profit Before Tax (NPBT)		-83 542	20 167	24 095	28 253	32 650	37 143	41 783	46 657	51 775	57 148
Taxation after any accrued loss		0	0	0	0	5 190	8 914	10 028	11 198	12 426	13 715
Net Profit After Tax (NPAT)		-83 542	20 167	24 095	28 253	27 461	28 229	31 755	35 460	39 349	43 432
	Year	11	12	13	14	15	16	17	18	19	20
Total Income		144 400	149 059	153 919	158 990	164 278	169 791	175 538	181 525	187 763	194 260
Rental Income Generated		143 127	147 421	151 844	156 399	161 091	165 924	170 901	176 028	181 309	186 748
Interest Earned		1 273	1 638	2 076	2 591	3 187	3 868	4 636	5 497	6 454	7 511
Total Expenditure		76 614	75 395	74 090	72 695	71 205	69 615	67 919	66 112	64 185	62 134
Fixed Expenditure		28 963	29 543	30 133	30 736	31 351	31 978	32 617	33 270	33 935	34 614
Other Expenditure		0	0	0	0	0	0	0	0	0	0
Airbnb Fee 1		7 156	7 371	7 592	7 820	8 055	8 296	8 545	8 801	9 065	9 337
Airbnb Fee 2		0	0	0	0	0	0	0	0	0	0
Interest External Loan		23 995	21 981	19 864	17 639	15 300	12 841	10 257	7 540	4 685	1 683
Interest Loan account		16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500	16 500
Interest on Overdraft		0	0	0	0	0	0	0	0	0	0
Depreciation		0	0	0	0	0	0	0	0	0	0
Net Profit Before Tax (NPBT)		67 786	73 664	79 830	86 295	93 073	100 176	107 618	115 414	123 578	132 126
Taxation after any accrued loss		16 269	17 679	19 159	20 711	22 337	24 042	25 828	27 699	29 659	31 710
Net Profit After Tax (NPAT)		51 517	55 985	60 671	65 584	70 735	76 134	81 790	87 714	93 919	100 415

Detailed Balance Sheets 20 years (AIRBNB 1)

Year	1	2	3	4	5	6	7	8	9	10
Total Assets	1 282 440	1 316 378	1 352 167	1 394 777	1 436 860	1 479 970	1 526 859	1 577 699	1 632 664	1 691 940
Fixed Assets	1 282 440	1 316 378	1 351 873	1 388 988	1 427 787	1 468 339	1 510 712	1 554 981	1 601 220	1 649 509
Original Value	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000
Revaluation	1 248 000	1 297 920	1 349 837	1 403 830	1 459 983	1 518 383	1 579 118	1 642 283	1 707 974	1 776 293
Revaluation Resrve A/C	48 000	97 920	149 837	203 830	259 983	318 383	379 118	442 283	507 974	576 293
Revaluation Reserve CGT	10 560	21 542	32 964	44 843	57 196	70 044	83 406	97 302	111 754	126 784
Furniture Equipment	45 000	40 000	35 000	30 000	25 000	20 000	15 000	10 000	5 000	0
Current Assets	0	0	294	5 790	9 073	11 631	16 147	22 718	31 444	42 432
Cash	0	0	294	5 790	9 073	11 631	16 147	22 718	31 444	42 432
Income Tax Credits c/f	-20 050	-15 210	-9 427	-2 646	0	0	0	0	0	0
Liabilities	1 328 542	1 303 375	1 274 574	1 246 816	1 217 639	1 186 969	1 154 729	1 120 840	1 085 217	1 047 772
Mortgage Balance	776 102	750 980	724 574	696 816	667 639	636 969	604 729	570 840	535 217	497 772
Overdraft	2 441	2 395	0	0	0	0	0	0	0	0
Owners Loan Account	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000
Revaluation Reserve CGT	10 560	21 542	32 964	44 843	57 196	70 044	83 406	97 302	111 754	126 784
Owners Equity	-46 102	13 003	77 593	147 961	219 221	293 002	372 130	456 858	547 447	644 168
Total Equity and Liabilities	1 282 440	1 316 378	1 352 167	1 394 777	1 436 860	1 479 970	1 526 859	1 577 699	1 632 664	1 691 940

Year	11	12	13	14	15	16	17	18	19	20
Total Assets	1 759 517	1 831 764	1 908 885	1 991 093	2 078 607	2 171 653	2 270 469	2 375 297	2 486 392	2 604 015
Fixed Assets	1 704 929	1 762 566	1 822 509	1 884 849	1 949 683	2 017 110	2 087 235	2 160 164	2 236 011	2 314 891
Original Value	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000	1 200 000
Revaluation	1 847 345	1 921 239	1 998 088	2 078 012	2 161 132	2 247 577	2 337 481	2 430 980	2 528 219	2 629 348
Revaluation Resrve A/C	647 345	721 239	798 088	878 012	961 132	1 047 577	1 137 481	1 230 980	1 328 219	1 429 348
Revaluation Reserve CGT	142 416	158 673	175 579	193 163	211 449	230 467	250 246	270 816	292 208	314 457
Furniture Equipment	0	0	0	0	0	0	0	0	0	0
Current Assets	54 588	69 197	86 376	106 244	128 924	154 543	183 234	215 133	250 381	289 124
Cash	54 588	69 197	86 376	106 244	128 924	154 543	183 234	215 133	250 381	289 124
Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
Liabilities	1 008 411	967 036	923 545	877 828	829 772	779 258	726 159	670 344	611 673	550 000
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	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000	550 000
Revaluation Reserve CGT	142 416	158 673	175 579	193 163	211 449	230 467	250 246	270 816	292 208	314 457
Owners Equity	751 106	864 727	985 341	1 113 265	1 248 834	1 392 395	1 544 310	1 704 953	1 874 719	2 054 015
Total Equity and Liabilities	1 759 517	1 831 764	1 908 885	1 991 093	2 078 607	2 171 653	2 270 469	2 375 297	2 486 392	2 604 015