



# **Hotel / Guesthouse Valuation, Forecast & Financial Statements** 20 years

## **Unlock the True Value of Your Hotel or Guesthouse with Our Comprehensive Excel Valuation & Financial Analysis Model**

In the hospitality industry, success doesn't just come from offering comfortable rooms or great service — it comes from truly understanding the financial engine that drives your business. Whether you own, manage, or plan to invest in a hotel or guesthouse, having accurate and reliable financial insights at your fingertips is the difference between sustainable growth and costly missteps. That's where our **Excel Valuation and Three-Statement Analysis Model for Hotels and Guesthouses** becomes indispensable.

# Hotel / Guesthouse - Valuations - Analysis - Financial Statements

INDEX

INPUT SHEET

VALUATION

CASH FLOW  
20 years

INCOME  
STATEMENTS  
20 years

BALANCE SHEETS  
20 years

EXPLANATIONS

<a href="#">Back to INDEX</a>						Input <b>BLUE</b> Cells only!								
Income Projections Rental Suites / Room Rates - Monthly (Year 1) or current														
Type	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	Totals	Totals
Size	100	150	180	190	200								28 200	Lettable Size
No. Units	80	35	40	25	15								195	No. Suites
Average Daily Rate	95	110	130	140	180									
Monthly Occupancy Aver. (%)	85.00%	75.00%	65.00%	80.00%	85.00%								4 590	Suites (pm) occupied
Income (pm)	193 800	86 625	101 400	84 000	68 850	0	0	0	0	0	0	0	534 675	Gross monthly Income
Other Income Generated														
Type	Restaurant 1	Restaurant 2	Restaurant 3	Bar 1	Bar 2	Bar 3	Laundry Services	Storage Fees	Banqueting Hall Hire	Private meeting Space 1	Private meeting Space 2	Private meeting Space 3	Totals	
Aver. Turnover per month	200 000	100 000	80 000	100 000	45 000	35 000	35 000	10 000	6 000	2 000	2 000	2 000	617 000	
Aver. Gross Profit (%)	70.00%	70.00%	70.00%	75.00%	75.00%	75.00%	60.00%	100.00%	100.00%	100.00%	100.00%	100.00%		
GP amount	140 000	70 000	56 000	75 000	33 750	26 250	21 000	10 000	6 000	2 000	2 000	2 000	444 000	
COGS amount	60 000	30 000	24 000	25 000	11 250	8 750	14 000	0	0	0	0	0	173 000	

## Projected or Actual Monthly Expenditure

Rates and Taxes	Levies	Utilities	Insurance	Maintenance Provisions	Cleaning	Professional Fees	Advertising	Admin Office space	Telephone	All Salaries	Other staff (security)	Other 1	Other 2	Agents booking fee Aver. (pm)
20 000	25 000	20 000	15 000	40 000	30 000	18 000	10 000	10 000	8 000	80 000	28 000	0	0	7 000

### Purchase / Acquisition Data

Market Related  
PE:Ratio

Acquisition Fees

8.50

4 000 000

Income After Vacancy	13 820 100	Valuation Based PE:Ratio	Annual Escalations			Finance Data						
OP Costs + COGS	5 808 000	68 102 850	Weighted Aver. Annual Cost Escalation	Weighted Aver. Annual Income Escalation	Expected Growth in Value pa (%)	External Loan Amount	Finance Rate (%)	Length (months)	Payment (monthly)	Income tax (%)	CGT (%)	Cost of Owners Loan A/C (%) pa
Net Income Before Taxes	8 012 100		2.00%	3.00%	3.00%	50 000 000	6.00%	180	421 928	24.00%	20.00%	3.00%

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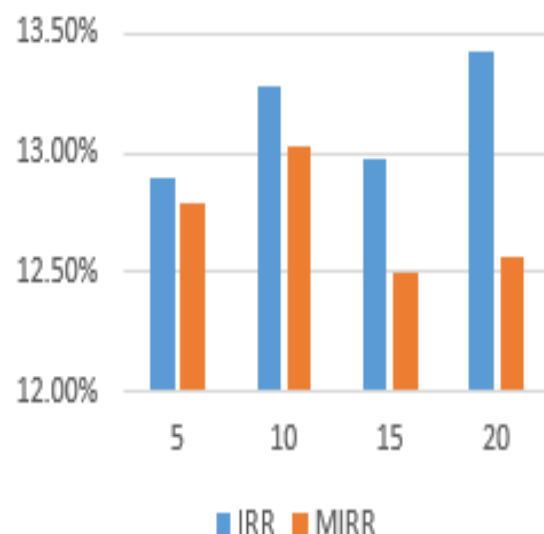
## Financial Valuation and Financial Model

### Data From Input Sheet

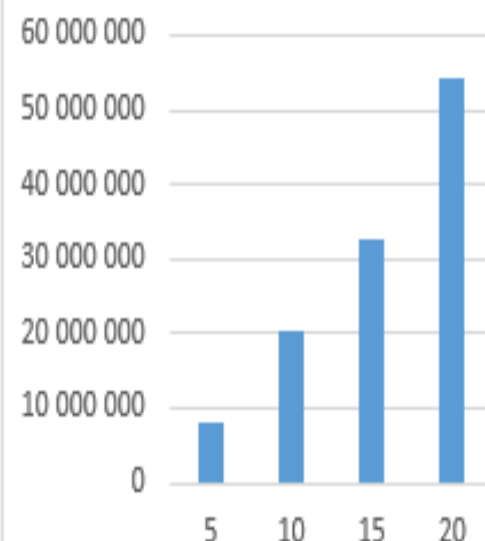
1st Year Valuation	68 102 850
Acquisition Fees	4 000 000
Occupancy Factor Aver.	78.46%
Market Related PE:Ratio	8.50
External Loan Amount	50 000 000
Finance Rate (%)	6.00%
Length (months)	180
Cost of Owners Loan A/C (%) pa	3.00%
OP Costs + COGS	5 808 000
Weighted Aver. Annual Cost Escalation (%)	2.00%
Weighted Aver. Annual Income Escalation (%)	3.00%
Income tax (%)	24.00%
CGT (%)	20.00%
Year 1 Income after vacancies	13 820 100
Expected Growth in Value pa (%)	3.00%

Year	5	10	15	20	Year	5	10	15	20
NPV	8 097 046	20 154 308	32 737 572	54 071 820	EBIT	6 946 044	8 493 386	10 464 675	13 592 526
IRR	12.90%	13.28%	12.98%	13.43%	LTV ratio	77.28%	44.90%	7.65%	-32.49%
MIRR	12.79%	13.02%	12.49%	12.56%	NPAT (%)	41.20%	58.12%	75.50%	87.34%

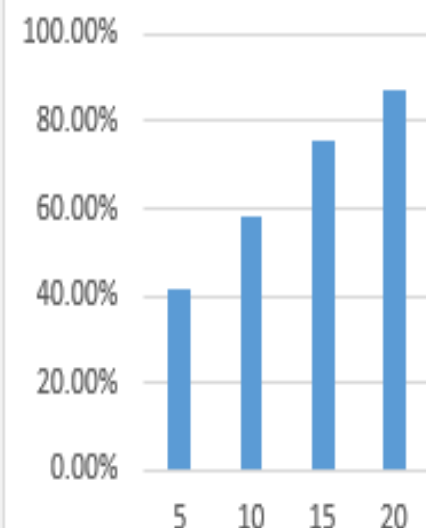
IRR vs MIRR after CGT



NPV after CGT

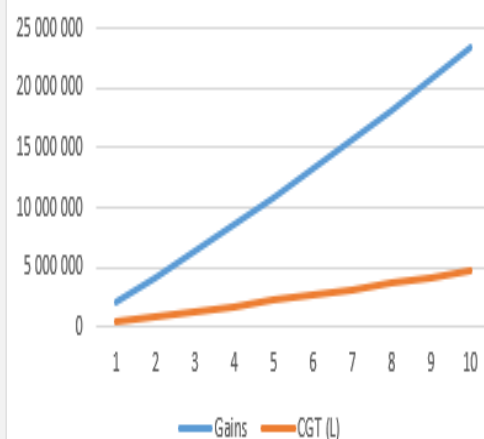


NPAT (%)

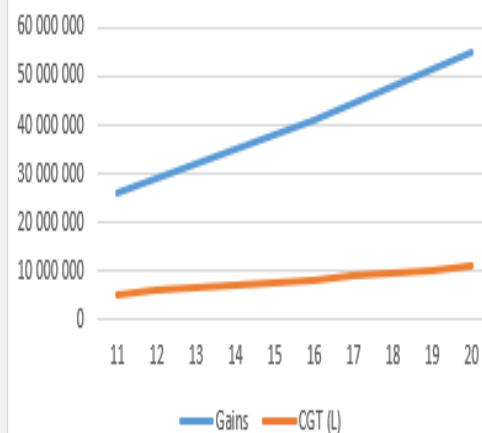


Year	1	2	3	4	5	6	7	8	9	10
Original	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850
Current	70 145 936	72 250 314	74 417 823	76 650 358	78 949 868	81 318 364	83 757 915	86 270 653	88 858 772	91 524 536
Gains	2 043 086	4 147 464	6 314 973	8 547 508	10 847 018	13 215 514	15 655 065	18 167 803	20 755 922	23 421 686
CGT (L)	408 617	829 493	1 262 995	1 709 502	2 169 404	2 643 103	3 131 013	3 633 561	4 151 184	4 684 337
Year	11	12	13	14	15	16	17	18	19	20
Original	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850
Current	94 270 272	97 098 380	100 011 331	103 011 671	106 102 021	109 285 082	112 563 634	115 940 543	119 418 760	123 001 322
Gains	26 167 422	28 995 530	31 908 481	34 908 821	37 999 171	41 182 232	44 460 784	47 837 693	51 315 910	54 898 472
CGT (L)	5 233 484	5 799 106	6 381 696	6 981 764	7 599 834	8 236 446	8 892 157	9 567 539	10 263 182	10 979 694

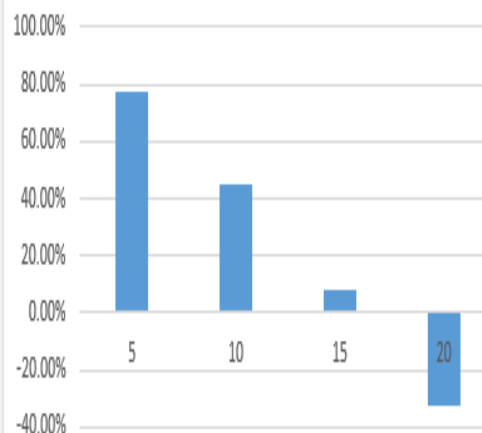
Capital Gains vs CGT Liability



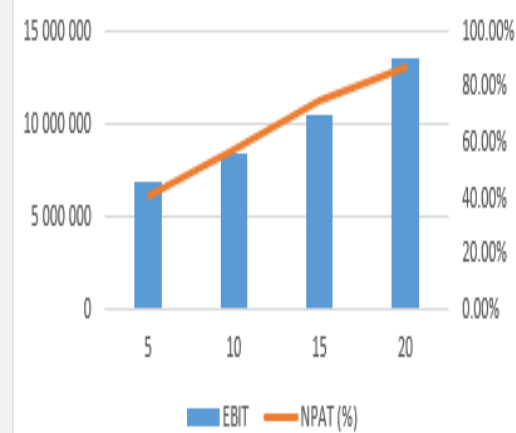
Capital Gains vs CGT Liability



LTV ratio



EBIT to NPAT%



## Detailed Cash Flow Statements 20 years (*Hotel HIP*)

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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	209 874	413 883	374 334	490 722	771 104	1 223 806	1 857 428	2 680 846	3 703 216
Income Received	13 820 100	14 234 703	14 661 744	15 101 596	15 554 644	16 021 284	16 501 922	16 996 980	17 506 889	18 032 096
Owners Loan Capital received	22 102 851	0	0	0	0	0	0	0	0	0
External Loan (Finance)	50 000 000	0	0	0	0	0	0	0	0	0
Capex Building	68 102 850									
Acquisition Fees	4 000 000									
COGS	2 076 000	2 138 280	2 202 428	2 268 501	2 336 556	2 406 653	2 478 853	2 553 218	2 629 815	2 708 709
Fixed Expenditure	5 808 000	5 924 160	6 042 643	6 163 496	6 286 766	6 412 501	6 540 751	6 671 566	6 804 998	6 941 098
External Loan Payment	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	5 063 141
Cost of Owners Loan A/C (%) pa	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086
Taxation Paid	0	248 324	742 411	838 215	939 435	1 046 333	1 159 184	1 278 274	1 403 905	1 536 391
Closing Balance before interest	209 874	407 587	361 918	479 492	756 382	1 200 673	1 820 714	2 625 123	3 622 791	4 822 888
Overdraft or Interest earned	0	6 296	12 417	11 230	14 722	23 133	36 714	55 723	80 425	111 096
Closing Balance	209 874	413 883	374 334	490 722	771 104	1 223 806	1 857 428	2 680 846	3 703 216	4 933 984



	<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>
Opening Balance		4 933 984	6 382 882	8 059 936	9 975 469	12 140 102	14 564 758	22 357 782	30 626 841	39 392 928	48 677 843
Income Received		18 573 059	19 130 251	19 704 158	20 295 283	20 904 141	21 531 265	22 177 203	22 842 520	23 527 795	24 233 629
COGS		2 789 970	2 873 670	2 959 880	3 048 676	3 140 136	3 234 340	3 331 371	3 431 312	3 534 251	3 640 279
Fixed Expenditure		7 079 920	7 221 518	7 365 948	7 513 267	7 663 533	7 816 803	7 973 139	8 132 602	8 295 254	8 461 159
External Loan Payment		5 063 141	5 063 141	5 063 141	5 063 141	5 063 141	0	0	0	0	0
Cost of Owners Loan A/C (%) pa		663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086
Taxation Paid		1 676 064	1 823 269	1 978 369	2 141 744	2 313 794	2 460 955	2 611 282	2 768 238	2 932 078	3 103 066
Closing Balance before interest		6 234 863	7 868 450	9 733 671	11 840 838	14 200 554	21 920 839	29 956 108	38 474 123	47 496 055	57 043 882
Overdraft or Interest earned		148 020	191 486	241 798	299 264	364 203	436 943	670 733	918 805	1 181 788	1 460 335
Closing Balance		6 382 882	8 059 936	9 975 469	12 140 102	14 564 758	22 357 782	30 626 841	39 392 928	48 677 843	58 504 218

## Detailed Income Statements 20 years (*Hotel HIP*)

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	<u>Year</u>	<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>		11 744 100	12 102 719	12 471 732	12 844 325	13 232 810	13 637 764	14 059 784	14 499 485	14 957 500	15 434 483
Rental Income Generated		6 416 100	6 608 583	6 806 840	7 011 046	7 221 377	7 438 018	7 661 159	7 890 994	8 127 724	8 371 555
Other Income Generated		7 404 000	7 626 120	7 854 904	8 090 551	8 333 267	8 583 265	8 840 763	9 105 986	9 379 166	9 660 541
Cost Of Goods Sold		2 076 000	2 138 280	2 202 428	2 268 501	2 336 556	2 406 653	2 478 853	2 553 218	2 629 815	2 708 709
Interest Earned		0	6 296	12 417	11 230	14 722	23 133	36 714	55 723	80 425	111 096
<b>Total Expenditure</b>		13 413 393	9 398 744	9 378 351	9 351 762	9 318 496	9 278 041	9 229 850	9 173 342	9 107 896	9 032 853
Fixed Expenditure		5 808 000	5 924 160	6 042 643	6 163 496	6 286 766	6 412 501	6 540 751	6 671 566	6 804 998	6 941 098
Acquisition Fees ( <i>Once off</i> )		4 000 000	0	0	0	0	0	0	0	0	0
Interest External Loan		2 942 307	2 811 499	2 672 623	2 525 181	2 368 645	2 202 454	2 026 013	1 838 690	1 639 813	1 428 669
Interest Loan account		663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086
Interest on Overdraft		0	0	0	0	0	0	0	0	0	0
<b>Net Profit Before Tax (NPBT)</b>		-1 669 293	2 703 975	3 093 381	3 492 563	3 914 313	4 359 723	4 829 934	5 326 143	5 849 604	6 401 631
<b>Taxation</b> after any accrued loss		0	248 324	742 411	838 215	939 435	1 046 333	1 159 184	1 278 274	1 403 905	1 536 391
<b>Net Profit After Tax (NPAT)</b>		-1 669 293	2 455 651	2 350 969	2 654 348	2 974 878	3 313 389	3 670 750	4 047 869	4 445 699	4 865 239

	<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 Income</b>		15 931 108	16 448 067	16 986 077	17 545 871	18 128 208	18 733 868	19 516 566	20 330 013	21 175 332	22 053 686
Rental Income Generated		8 622 702	8 881 383	9 147 824	9 422 259	9 704 927	9 996 075	10 295 957	10 604 836	10 922 981	11 250 670
Other Income Generated		9 950 357	10 248 868	10 556 334	10 873 024	11 199 214	11 535 191	11 881 246	12 237 684	12 604 814	12 982 959
Cost Of Goods Sold		2 789 970	2 873 670	2 959 880	3 048 676	3 140 136	3 234 340	3 331 371	3 431 312	3 534 251	3 640 279
Interest Earned		148 020	191 486	241 798	299 264	364 203	436 943	670 733	918 805	1 181 788	1 460 335
<b>Total Expenditure</b>		8 947 508	8 851 114	8 742 873	8 621 937	8 487 402	8 479 889	8 636 225	8 795 688	8 958 340	9 124 245
Fixed Expenditure		7 079 920	7 221 518	7 365 948	7 513 267	7 663 533	7 816 803	7 973 139	8 132 602	8 295 254	8 461 159
Interest External Loan		1 204 503	966 511	713 840	445 584	160 783	0	0	0	0	0
Interest Loan account		663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086	663 086
Interest on Overdraft		0	0	0	0	0	0	0	0	0	0
<b>Net Profit Before Tax (NPBT)</b>		6 983 600	7 596 953	8 243 203	8 923 934	9 640 806	10 253 979	10 880 341	11 534 325	12 216 992	12 929 441
<b>Taxation</b> after any accrued loss		1 676 064	1 823 269	1 978 369	2 141 744	2 313 794	2 460 955	2 611 282	2 768 238	2 932 078	3 103 066
<b>Net Profit After Tax (NPAT)</b>		5 307 536	5 773 684	6 264 834	6 782 190	7 327 013	7 793 024	8 269 059	8 766 087	9 284 914	9 826 375

Detailed Balance Sheets 20 years (*Hotel HIP*)[Back to Index](#)[illegible]

Year	11	12	13	14	15	16	17	18	19	20
<b>Total Assets</b>	95 419 669	99 359 210	103 605 104	108 170 009	113 066 945	123 406 417	134 298 319	145 765 933	157 833 420	170 525 846
<b>Fixed Assets</b>	89 036 787	91 299 274	93 629 635	96 029 907	98 502 187	101 048 636	103 671 477	106 373 005	109 155 578	112 021 628
Original Value	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850	68 102 850
Revaluation	94 270 272	97 098 380	100 011 331	103 011 671	106 102 021	109 285 082	112 563 634	115 940 543	119 418 760	123 001 322
Revaluation Reserve A/C	26 167 422	28 995 530	31 908 481	34 908 821	37 999 171	41 182 232	44 460 784	47 837 693	51 315 910	54 898 472
Revaluation Reserve CGT	5 233 484	5 799 106	6 381 696	6 981 764	7 599 834	8 236 446	8 892 157	9 567 539	10 263 182	10 979 694
<b>Current Assets</b>	6 382 882	8 059 936	9 975 469	12 140 102	14 564 758	22 357 782	30 626 841	39 392 928	48 677 843	58 504 218
Cash	6 382 882	8 059 936	9 975 469	12 140 102	14 564 758	22 357 782	30 626 841	39 392 928	48 677 843	58 504 218
Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
<b>Liabilities</b>	40 068 697	35 972 067	31 622 765	27 005 208	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851
Mortgage Balance	17 965 846	13 869 216	9 519 914	4 902 358	0	0	0	0	0	0
Overdraft	0	0	0	0	0	0	0	0	0	0
Owners Loan Account	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851	22 102 851
Revaluation Reserve CGT	5 233 484	5 799 106	6 381 696	6 981 764	7 599 834	8 236 446	8 892 157	9 567 539	10 263 182	10 979 694
<b>Owners Equity</b>	55 350 973	63 387 144	71 982 339	81 164 801	90 964 094	101 303 566	112 195 468	123 663 082	135 730 570	148 422 995
<b>Total Equity and Liabilities</b>	95 419 669	99 359 210	103 605 104	108 170 009	113 066 945	123 406 417	134 298 319	145 765 933	157 833 420	170 525 846
Check Balance should be (0)	0	0	0	0	0	0	0	0	0	0
<b>Tax Computation</b>	1	2	3	4	5	6	7	8	9	10
Tax Loss	-400 630	0	0	0	0	0	0	0	0	0
Tax Profit	0	648 954	742 411	838 215	939 435	1 046 333	1 159 184	1 278 274	1 403 905	1 536 391
This year Bal	-400 630	648 954	742 411	838 215	939 435	1 046 333	1 159 184	1 278 274	1 403 905	1 536 391
Accumulative	-400 630	248 324	990 735	1 828 950	2 768 385	3 814 719	4 973 903	6 252 177	7 656 082	9 192 474
Balance Due	-400 630	248 324	742 411	838 215	939 435	1 046 333	1 159 184	1 278 274	1 403 905	1 536 391
	11	12	13	14	15	16	17	18	19	20
Tax Loss	0	0	0	0	0	0	0	0	0	0
Tax Profit	1 676 064	1 823 269	1 978 369	2 141 744	2 313 794	2 460 955	2 611 282	2 768 238	2 932 078	3 103 066
This year Bal	1 676 064	1 823 269	1 978 369	2 141 744	2 313 794	2 460 955	2 611 282	2 768 238	2 932 078	3 103 066
Accumulative	10 868 537	12 691 806	14 670 175	16 811 919	19 125 713	21 586 668	24 197 950	26 966 188	29 898 266	33 001 332
Balance Due	1 676 064	1 823 269	1 978 369	2 141 744	2 313 794	2 460 955	2 611 282	2 768 238	2 932 078	3 103 066