



Airbnb Financial Model

20 year Financial Forecasting

PROPPRO247.COM
International Best Practice Models

Maximizing Efficiency and Insight with the AIRBNB Excel Financial Forecasting Model:
In the dynamic landscape of real estate investment, having a robust financial forecasting tool can be the key to informed decision-making and long-term success. Your AIRBNB Excel Financial Forecasting Model stands out as an invaluable asset, offering a myriad of benefits that empower investors to navigate the complexities of the market with confidence. Coherence and User-Friendly Interface: The model is meticulously crafted to be both coherent and user-friendly, ensuring that even individuals with limited financial expertise can operate it seamlessly. With a minimal set of input fields, users can effortlessly generate a comprehensive three-statement analysis spanning up to 20 years. This simplicity streamlines the forecasting process, allowing users to focus on strategic decision-making rather than wrestling with complex inputs.

Airbnb Financial Model

20 year Financial Forecasting

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Airbnb - Financial Model - 20 years

(EITHER) ACQUISITION DATA		PROJECTED INCOME 1st Year				EXPENDITURE INPUTS (monthly)				
Purchase amount of property	650 000	Month	Days Occupied	Daily Rate	Total Income	Mortgage			2 639.82	
Transfer Costs - Legal Fees	25 000					Utilities			300	
Capital enhancements / alterations	15 000					Property taxes			300	
(OR) USING EXISTING PROPERTY - ENTER DATA HERE		2	12	550	6 600	Depreciation			444	
Current value of property	0	3	14	525	7 350	Insurance			350	
Capital enhancements / alterations	0	4	12	525	6 300	Cleaning/repairs/replacements			325	
MORTGAGE INPUTS		5	22	550	12 100	Airbnb fee 1 (%)		10.00%	740	
Principal Loan Amount	400 000	6	10	525	5 250	Airbnb fee 2 (%)		0.00%	0	
Annual Interest %	5.00%	7	10	550	5 500	FURNITURE EQUIPMENT CAPEX				
Loan term no. (months)	240	8	18	625	11 250	Description	Cap amount	No. Months Lifespan	Depr. Monthly	Replacement Year end
Monthly amount	2 639.82	9	10	480	4 800	Furniture	30 000	120	250	10
FINANCIAL CONSIDERATIONS		10	16	550	8 800	Equipment	5 000	60	83	5
Expected rental escalation pa %	2.20%	11	12	550	6 600	Other 1	4 000	36	111	3
Expected Expenditure Increase pa (%)	2.00%	12	14	550	7 700	Other 2			0	0
Expected growth in value pa %	2.20%		162		88 850	Other 3			0	0

Airbnb Cash Flow Statements - 20 years

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Year 1	Month	1	2	3	4	5	6	7	8	9	10	11	12
	Opening Balance	0	2 025	4 050	6 751	8 506	15 481	14 466	15 501	21 711	22 116	26 121	28 147
	Rental Income	6 600	6 600	7 350	6 300	12 100	5 250	5 500	11 250	4 800	8 800	6 600	7 700
	Expenditure	4 575	4 575	4 650	4 545	5 125	4 440	4 465	5 040	4 395	4 795	4 575	4 685
	Mortgage	2 640	2 640	2 640	2 640	2 640	2 640	2 640	2 640	2 640	2 640	2 640	2 640
	Utilities	300	300	300	300	300	300	300	300	300	300	300	300
	Property Taxes	300	300	300	300	300	300	300	300	300	300	300	300
	Capex - Furniture/Equipment	0	0	0	0	0	0	0	0	0	0	0	0
	Insurance	350	350	350	350	350	350	350	350	350	350	350	350
	Maintenance/repairs provision	325	325	325	325	325	325	325	325	325	325	325	325
	Airbnb fee 1 (%)	660	660	735	630	1 210	525	550	1 125	480	880	660	770
	Airbnb fee 2 (%)	0	0	0	0	0	0	0	0	0	0	0	0
	Cash before Tax est.	2 025	4 050	6 751	8 506	15 481	16 291	15 501	21 711	22 116	26 121	28 147	31 162
	Tax Paid after any tax credits						1 825						1 825
	Closing Balance	2 025	4 050	6 751	8 506	15 481	14 466	15 501	21 711	22 116	26 121	28 147	29 336

Airbnb - Income Statement Model

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Years	1	2	3	4	5	6	7	8	9	10
Total Revenue	88 850	90 805	92 802	94 844	96 931	99 063	101 242	103 470	105 746	108 073
Income from rental	88 850	90 805	92 802	94 844	96 931	99 063	101 242	103 470	105 746	108 073
Other Income from Property	0	0	0	0	0	0	0	0	0	0
Total Expenditure	74 247	49 137	49 006	48 853	48 677	48 475	48 246	47 989	47 701	47 381
Interest on Mortgage	19 729	19 117	18 475	17 799	17 089	16 343	15 558	14 733	13 867	12 955
Transfer Fees	25 000	0	0	0	0	0	0	0	0	0
Utilities	3 600	3 672	3 745	3 820	3 897	3 975	4 054	4 135	4 218	4 302
Property taxes	3 600	3 672	3 745	3 820	3 897	3 975	4 054	4 135	4 218	4 302
Depreciation	5 333	5 333	5 333	5 333	5 333	5 333	5 333	5 333	5 333	5 333
Insurance	4 200	4 284	4 370	4 457	4 546	4 637	4 730	4 824	4 921	5 019
Cleaning/repairs/replacements	3 900	3 978	4 058	4 139	4 221	4 306	4 392	4 480	4 569	4 661
Airbnb fee 1 (%)	8 885	9 080	9 280	9 484	9 693	9 906	10 124	10 347	10 575	10 807
Airbnb fee 2 (%)	0	0	0	0	0	0	0	0	0	0
Net Profit/Loss (before Tax)	14 603	41 668	43 796	45 991	48 254	50 588	52 996	55 481	58 045	60 692
(to be added to your Income for tax purposes)										
Estimated Tax Bracket (%) ➡ 25.00%	3 651	10 417	10 949	11 498	12 063	12 647	13 249	13 870	14 511	15 173
Net Profit/Loss (after Tax)	10 952	31 251	32 847	34 493	36 190	37 941	39 747	41 611	43 534	45 519
Income Tax Credits for Loss (c/f)	0	0	0	0	0	0	0	0	0	0
Tax Balance Credits (-) Or Payable	3 651	10 417	10 949	11 498	12 063	12 647	13 249	13 870	14 511	15 173

Airbnb - Balance Sheet Model

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Select an estimated Capital Gains Tax provision (%) if applicable

20.00%



Year end	1	2	3	4	5	6	7	8	9	10
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Airbnb - Valuation Model

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International Best Practise Valuation Models

Finance Rate Used 5.00%
Finance Term Used 240

After Tax and CGT provision

Year	Cash Flows	Exit Value	CGT Provision	Mortgage Balance	Net Effect
Cap Inv	-329 000				
Year 1	29 336	679 630	2 926	388 051	288 653
Year 2	24 023	694 582	5 916	375 490	313 175
Year 3	20 977	709 863	8 973	362 287	338 603
Year 4	25 948	725 480	12 096	348 408	364 975
Year 5	21 935	741 440	15 288	333 819	392 333
Year 6	23 939	757 752	18 550	318 484	420 717
Year 7	28 961	774 422	21 884	302 365	450 173
Year 8	30 000	791 460	25 292	285 420	480 748
Year 9	27 056	808 872	28 774	267 609	512 489
Year 10	-2 870	826 667	32 333	248 886	545 448
Year 11	33 221	844 854	35 971	229 206	579 677

After Tax and CGT

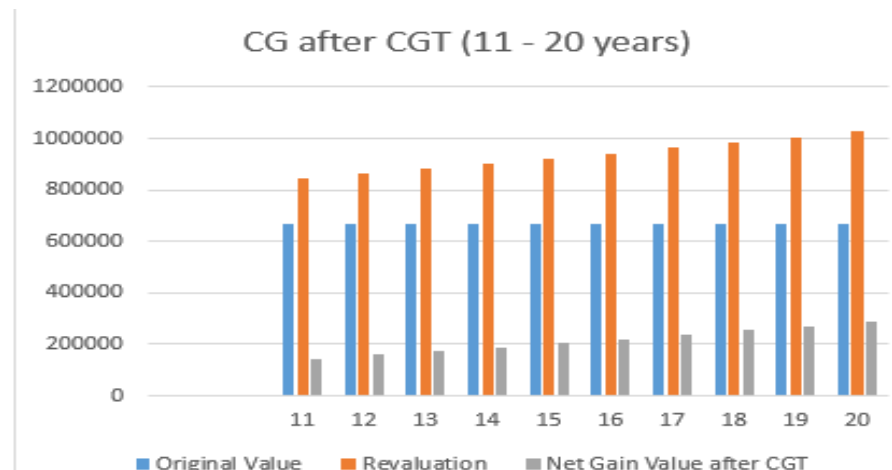
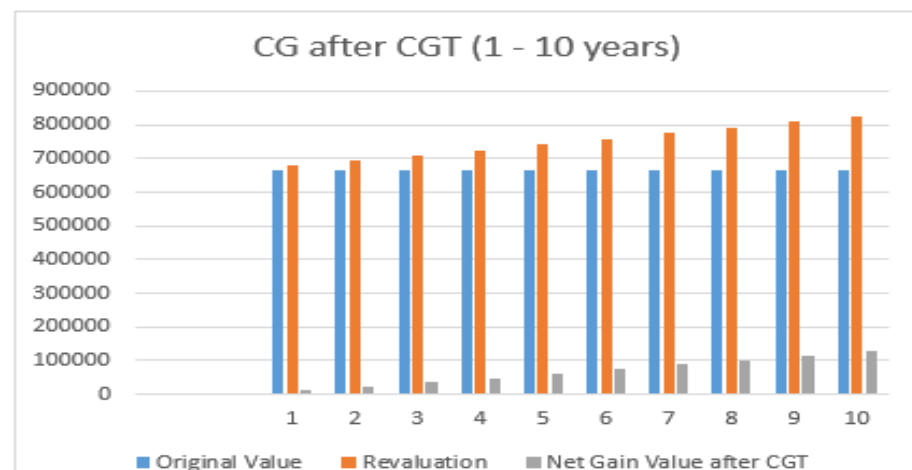
NPV	IRR	MIRR
-26 153	-3.35%	-3.35%
-7 858	5.79%	5.76%
13 457	8.50%	8.23%
43 308	10.03%	9.52%
65 541	10.63%	9.93%
94 482	11.01%	10.14%
127 318	11.35%	10.31%
157 426	11.56%	10.38%
184 852	11.61%	10.31%
187 740	11.17%	9.83%
254 712	11.25%	9.80%

Airbnb - Capital Gains and estimated CGT

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Years	1	2	3	4	5	6	7	8	9	10
Original Value	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000
Revaluation	679 630	694 582	709 863	725 480	741 440	757 752	774 422	791 460	808 872	826 667
Revaluation Reserve A/C	14 630	29 582	44 863	60 480	76 440	92 752	109 422	126 460	143 872	161 667
Revaluation Reserve CGT (N1)	2 926	5 916	8 973	12 096	15 288	18 550	21 884	25 292	28 774	32 333
Net Gain Value after CGT	11 704	23 665	35 890	48 384	61 152	74 202	87 538	101 168	115 097	129 334

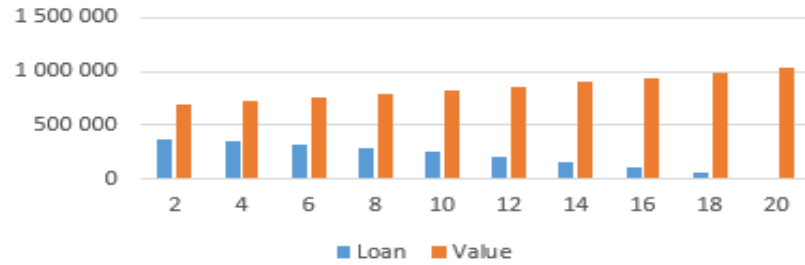
Years	11	12	13	14	15	16	17	18	19	20
Original Value	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000	665 000
Revaluation	844 854	863 440	882 436	901 850	921 690	941 968	962 691	983 870	1 005 515	1 027 637
Revaluation Reserve A/C	179 854	198 440	217 436	236 850	256 690	276 968	297 691	318 870	340 515	362 637
Revaluation Reserve CGT (N1)	35 971	39 688	43 487	47 370	51 338	55 394	59 538	63 774	68 103	72 527
Net Gain Value after CGT	143 883	158 752	173 949	189 480	205 352	221 574	238 153	255 096	272 412	290 109



Airbnb - Dashboard

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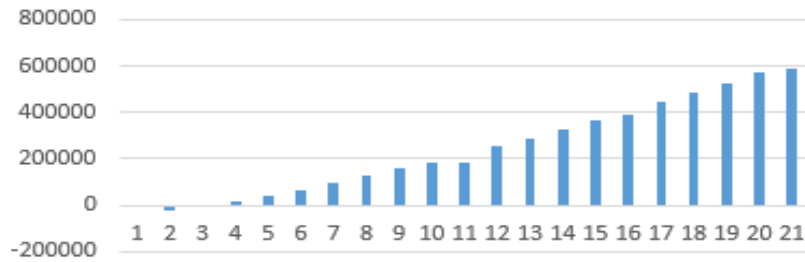
Loan to Value Ratio



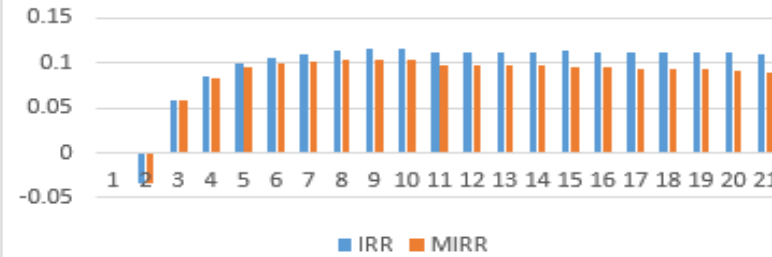
Gross Rental to Taxable Expenditure



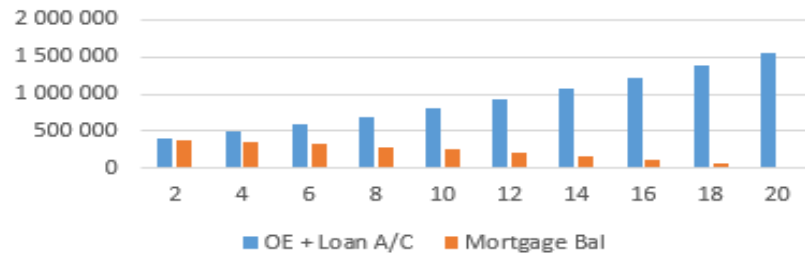
NPV



IRR vs MIRR



OE + Loan A/C vs Mortgage Balance



Pre-CGT Value Growth

