

Financial Model

3 BEDROOM VILLA



The price of the apartment with VAT	\$499 000	DAILY RENT		MONTHLY RENT	
		PASSIVE ANNUAL PROFIT		\$66 000	
		ANNUAL ROI		13,2%	
		NUMBER OF YEARS TO PAYBACK		7,6	
Area of apartment	198,80 sqm			\$49 500	
Cost per sqm with VAT	\$2 510,1			9,9%	
				10,1	

		DAILY RENT			MONTHLY RENT		
		LOW SEASON	OPTIMAL	HIGH SEASON	LOW SEASON	OPTIMAL	HIGH SEASON
OCUPANCY		65,00%	75,00%	85,00%			
AVERAGE PLATFORM PRICE (AIRBNB /BOOKING.COM / TRAVELOKA, ETC...)+VAT+PLATFORM'S SERVICE FEE		\$423	\$455	\$488			
DAILY PRICE (INCOME OF REMMAN)		\$325	\$350	\$375			
MONTHLY INCOME		\$6 126	\$7 613	\$9 244	\$4 595	\$5 709	\$6 933
EXPENSES AND MAINTENANCE OF THE APARTMENT (INCLUDING FULL OPERATIONAL SERVICES, STAFFING, UTILITIES, AND INFRASTRUCTURE UPKEEP) + REMMAN INCOME TAXES	15%	\$919	\$1 142	\$1 387	\$689	\$856	\$1 040
MANAGEMENT COMPANY	15%	\$781	\$971	\$1 179	\$586	\$728	\$884
MONTHLY PROFIT		\$4 426	\$5 500	\$6 679	\$3 320	\$4 125	\$5 009
PASSIVE ANNUAL PROFIT		\$53 115	\$66 000	\$80 143	\$39 836	\$49 500	\$60 107
ANNUAL ROI		10,6%	13,2%	16,1%	8,0%	9,9%	12,0%
NUMBER OF YEARS TO PAYBACK		9,4	7,6	6,2	12,5	10,1	8,3