

SHORT-TERM RENTAL (STR) INCOME STATEMENT

Fiscal Year 2025 - Monthly Operating Performance

Property Address: 1914 East 8th St, Austin, TX, 78702
Prepared Date: 12.07.25 Seller Name:

INPUT LEGEND: Blue text = Enter your data Black text = Auto-calculated

Category	YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg/Month
REVENUE														
Gross Rental (8th Street Main)	\$216,213	\$12,513	\$16,296	\$24,929	\$21,340	\$25,026	\$16,393	\$12,319	\$19,206	\$16,296	\$19,594	\$21,049	\$11,252	\$18,018
Gross Rental (8th Steet Bungalow)	\$15,738	\$1,280	\$1,205	\$592	\$926	\$1,023	\$1,348	\$1,721	\$921	\$1,746	\$1,790	\$1,275	\$1,911	\$1,312
Cleaning Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Late Checkout / Early Checkin Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	\$231,951	\$13,793	\$17,501	\$25,521	\$22,266	\$26,049	\$17,741	\$14,040	\$20,127	\$18,042	\$21,384	\$22,324	\$13,163	\$19,329
OPERATING EXPENSES														
Platform Fees (Airbnb/VRBO)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Management Fees	\$23,195	\$1,379	\$1,750	\$2,552	\$2,227	\$2,605	\$1,774	\$1,404	\$2,013	\$1,804	\$2,138	\$2,232	\$1,316	\$1,933
Cleaning Expenses	\$16,200	\$1,500	\$1,200	\$1,500	\$1,500	\$1,800	\$1,200	\$1,500	\$1,200	\$1,200	\$1,500	\$1,200	\$900	\$1,350
Utilities (Electric/Gas/Water)	\$8,566	\$979	\$808	\$938	\$803	\$700	\$537	\$573	\$593	\$544	\$619	\$644	\$828	\$714
Internet / Cable	\$2,160	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180
Lawn / Pool Maintenance	\$3,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies & Consumables	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Insurance (STR/Liability)	\$4,044	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$337
Property Taxes	\$25,479	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123
HOA / Condo Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Licensing & Permits	\$437	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36
Marketing & Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses (Pest Control)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	\$84,281	\$6,885	\$6,784	\$8,016	\$7,556	\$8,131	\$6,537	\$6,503	\$6,832	\$6,574	\$7,284	\$7,103	\$6,071	\$7,023
NET OPERATING INCOME (NOI)	\$147,670	\$6,908	\$10,717	\$17,505	\$14,710	\$17,918	\$11,204	\$7,537	\$13,295	\$11,468	\$14,100	\$15,221	\$7,092	\$12,306

KEY OPERATING METRICS														
Nights Booked	179	16	14	21	16	20	12	13	14	12	13	17	11	14.9
Nights Available	365	31	28	31	30	31	30	31	31	30	31	30	31	30.4
Occupancy Rate	49.0%	51.6%	50.0%	67.7%	53.3%	64.5%	40.0%	41.9%	45.2%	40.0%	41.9%	56.7%	35.5%	49.0%
Average Daily Rate (ADR)	\$1,208	\$782	\$1,164	\$1,187	\$1,334	\$1,251	\$1,366	\$948	\$1,372	\$1,358	\$1,507	\$1,238	\$1,023	\$1,208
RevPAR	\$592	\$404	\$582	\$804	\$711	\$807	\$546	\$397	\$620	\$543	\$632	\$702	\$363	\$592
Expense Ratio	36.3%	49.9%	38.8%	31.4%	33.9%	31.2%	36.8%	46.3%	33.9%	36.4%	34.1%	31.8%	46.1%	36.3%

Notes / Disclosures:

- Any misc costs or repairs that are variable and or occurrence based that were \$500+ (e.g. fines, broken furniture and or appliances etc)
- Any additional software or tools used to manage the STR listing (e.g., algorithmic pricing, booking, posting, marketing, advertising, etc.)
- STR permit and licensing status and fees
- Any complaints, altercations, and or issues which required the need of emergency services (e.g., ambulance, police, and or firefighters.)
- Will need the owner to disclose and warrant there are no pending or known issues or events that will materially impact the financial viability of the property.

- I built the property and perform the majority of the maintenance myself. No fines, no broken furniture, no broken appliances.
- No additional software or tools used to manage the Airbnb listing. I am extremely hands on however regarding monitoring pricing, reviews, etc. This is why this Airbnb has been so successful.
- The only reoccurring STR permit or license fee is the \$437 annual STR renewal fee with the City of Austin.
- No issues that have required emergency services. I called the police one time about 2 months ago because the front door was left open one morning when the house was not being occupied. Turns out housekeeping didn't shut the door when they left.
- There are no pending issues or events that would impact the financial viability of the property or the business.