

PROPERTY PROFORMA

PROPERTY ADDRESS

ESTIMATED INCOME

Jan - Mar Apr- Jun Jul - Sep Oct - Dec Total

Projected Average Nightly Rate					
Projected Occupancy Low					
Projected Occupancy High					
Low projected income					
High projected income					
Expected Income					
Estimated monthly income					

ESTIMATED MONTHLY EXPENSES

Channel commissions & fees / cc fees	
18% management commission of net	
Repair / Maintenance / Purchases	
Average electricity / gas / water / trash	
TV / Internet	
Other / Misc	
Total estimated Monthly expenses	
Estimated monthly profit	
Estimated annual profit	

COMPARABLE PROPERTIES (SHORT-TERM RENTAL MARKET)

Notes - Estimated expenses do not include a mortgage payment, property insurance or property taxes. Property income can vary based on many factors including owner occupancy, severe weather, travel restrictions, and market and economic conditions. Property expenses can vary as well. These estimates are for informational purposes only and do not constitute a guarantee of income, expenses or profit.

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OTHER CONSIDERATIONS

Permits / Licenses - Currently, you are able to legally rent this property as a short term rental. You will need to obtain a permit (we can help you with this!) - For more information, see this link:

[\[Redacted Link\]](#)

Furnishing a Short Term rental property - In order to provide the best possible guest experience, the home should be furnished with a fully equipped kitchen, a washer/dryer, high speed internet, television service, and a barbecue grill. In addition, you should be aware that items such as kitchenware, towels, sheets, furniture and other items will need to be replaced as needed due to wear and tear from short term rentals. We recommend that you do not furnish the property with fragile items, unnecessary decoration, candles, or any items of personal value. Feel free to contact us for more details.

Utilities & Preventative Maintenance - The owner is responsible for and needs to ensure that all utilities are paid in full and kept up to date. Also the owner is responsible for ensuring that ongoing preventative maintenance is provided for HVAC installations, construction and roofing, and electrical, plumbing, and septic installations.



**QUESTIONS ABOUT
THIS PROFORMA?**

CONTACT US:

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