

127 E 5th Street

New Remote Accessibility

- Keyless Entry
- Wi-Fi thermostats

House updates

- Fiber Internet
- Kitchen Flooring: Luxury Vinyl planks
- Custom bathroom barn door
- Hot water heater (Small house)
- Landscaping
- Furniture
- Smart TVs
- Washer & Dryer
- Refrigerator

Short-term Rentals:

- Eduard Haus: 3 Bedroom 3 Bath: 8 Queen Beds/Sleeps 16
- Hanna's Cottage: 1 Bedroom 1 Bath: 1 Queen Bed & 1 Queen Sleeper Sofa/Sleeps 4

Expenses

- Property management: 10% of Bookings (minus cleaning fee & taxes and any additional expense for stay)
- Utilities (gas/electric/trash/sewer): \$4614.08/year
- Internet: \$81.00/month
- Lawn/Snow: Property Manager completes usually \$30-100 month
- Real Estate Tax: \$1634/year (2023)
- Flood Insurance (required for loan only) \$4000/year
- Cleaning fee: Small house \$75.00 Large House: \$175.00 (per visit)

Income

2023

- TOTAL: \$65217.95
- AIRBNB: \$29737.46
 - Host service fee 3%
- VRBO: \$31837.48
 - Host/cc service fee approx. 7%
- Booking.com: \$2143 (started late 2023, did not allow instant booking)
- Direct Bookings: \$1500 (Directly booked through me, personal contacts)

2024 (as of 8/11/24)

- Total: \$47925.34
- Expecting additional bookings for SEPT-NOV

Taxes

Charged to guest

- AIRBNB: Collects and remits on owner's behalf
- VRBO you can collect on the platform and the owner submits
- Hermann Lodging tax 5%