



BSK City Investment Opportunity



AIRBNB 5 YEARS FINANCIAL PROJECTION ON BSK CITY 2 BEDROOM PREMIUM HOME WITH SWIMMING POOL (630 SQUARE METER) --- VALUED AT **\$150,000**

Annual Appreciation: The property's value is projected to appreciate annually by 3%. This means that the initial investment of \$150,000 is expected to grow steadily, providing a foundation for capital appreciation.

Steady Rental Income: The property will be utilized for short-term rentals through Airbnb, generating a robust rental income of \$91,250 per year. With an assumed occupancy rate of 3 times per week, the steady flow of rental revenue is a reliable source of income.

Effective Cost Management: Operating expenses, estimated at \$40 per night, have been considered in our projections. This meticulous cost management ensures that the investment remains profitable, optimizing the balance between revenue and expenses.

Total Value: Combining the annual rental income (Net Operating Income) with the appreciating property value results in a compelling Total Value over the 5-year horizon. The property's value is expected to reach approximately \$173,870 at the end of the period, considering both capital appreciation and NOI.

investment opportunity demonstrates a comprehensive strategy that capitalizes on the property's value growth and generates substantial rental income. The calculated Total Value showcases a compelling return on investment.

Given parameters:

- Rental Rate: \$250 per night
- Operating Expenses per Night: \$40
- Occupancy Rate: 3 times per week (52 weeks per year)

| Year | Monthly Revenue | Annual Revenue | Monthly Operating Expenses | Annual Operating Expenses | Net Operating Income (NOI) |
|------|-----------------|----------------|----------------------------|---------------------------|----------------------------|
| 1 | \$3,000 | \$36,000 | \$480 | \$5,760 | \$30,240 |
| 2 | \$3,000 | \$36,000 | \$480 | \$5,760 | \$30,240 |
| 3 | \$3,000 | \$36,000 | \$480 | \$5,760 | \$30,240 |
| 4 | \$3,000 | \$36,000 | \$480 | \$5,760 | \$30,240 |
| 5 | \$3,000 | \$36,000 | \$480 | \$5,760 | \$30,240 |

Total Revenue over 5 years:

$\$30,240 \times 5 =$ **\$151,200**

Projected house value over 5 years:

| Year | Initial House Value | Annual Appreciation Rate | House Value at Year End |
|------|---------------------|--------------------------|-------------------------|
| 1 | \$150,000 | 3% | \$154,500 |
| 2 | \$154,500 | 3% | \$159,135 |
| 3 | \$159,135 | 3% | \$163,907 |
| 4 | \$163,907 | 3% | \$168,818 |
| 5 | \$168,818 | 3% | \$173,870 |