

Short Term Rental Revenue Podcast

JUNE 24, 2019

E046 - WHY YOU SHOULDN'T TREAT YOUR

Short Term Rental Like a Long Term Rental



COMPARE INCOMES FROM A SHORT TERM RENTAL TO A LONG TERM RENTAL



2 Bed/1 Bath
Long Term Rental
1 Year Lease
\$1200 month



2 Bed/1 Bath
Short Term Rental
Daily Rate
\$87 per night
82% occupancy
\$2140.20 month

Use Vacancy Instead
Short Term Rental
Our Monthly
18% Discount
\$2610 for 30 days
-\$469.80 discount
\$2140.20 per mo
Same as Above!

2 Bed/1 Bath
Short Term Rental
Airbnb's Weekly
10% Discount
\$609 for 7 days
-\$60.90 discount
\$548.10 per week
rent out 3 times
\$1644.30 per month

A Loss of \$495.90 mo
or \$5950.80 per year

2 Bed/1 Bath
Short Term Rental
Airbnb's Monthly
28% Discount
\$2610 for 30 days
-\$730.80 discount
\$1879.20 per mo
100% occupancy for
\$1879.20 per month

A Loss of \$261.00 mo
or \$3132 per year

WHERE DO I FIND MY PER DAY RATE AND OCCUPANCY RATE?

*If you've been a host more than a year, use last years numbers.
If you haven't been a host for a year yet, then use AirDNA's site...
It's totally worth the fee to specialize in your area. Start with 3 rentals
in the same neighborhood to get the best rates on services & AirDNA.*



Michelle's Recommendation



Sign Up for
a 30-Day
Free Trial of
Amazon
Prime

Remember:

Occupancy Rate plus
Vacancy Rate = 100%

To Get Your Monthly Rate,
Multiply 30 days
Times Occupancy Rate
(Example: 82% is .82)
Times Daily Rate

COMING SOON!!

*How to be a Good
Neighbor & Why*