

# Short-Term Rental Pro Forma

611 Finzer St | Louisville, KY

Offered at: \$250,000 | Fully Furnished, Turnkey

## Projected Income (AirDNA)

- Gross Annual Revenue: **\$47,300**
- Occupancy: **60%** (~219 nights)
- Average Daily Rate (ADR): **\$215**
- Average Stay: **3 nights** (~73 bookings/year)

## Operating Expenses

### Fixed Expenses

- Property Taxes (1.23%): **\$3,075**
- Insurance: **\$2,000**

### Utilities

- Electric (LG&E): **\$1,440**
- Water: **\$1,200**
- Internet: **\$960**

### Operating & Maintenance

- Landscaping: **\$1,200**
- Maintenance / Reserves: **\$2,365**

### Turnover (Cleaning)

- \$110 × ~73 stays: **\$8,030**

**Total Operating Expenses - \$20,270**

**Net Operating Income (NOI) - \$27,030**

## Investment Metrics

- **Cap Rate: 10.8%**

## Financing Snapshot (Estimated)

- Loan Assumption: 75% LTV
- Loan Amount: \$187,500
- Rate: 7.50% | Amortization: 30 years
- Annual Debt Service: ~\$15,720

**Estimated DSCR: 1.7**

## Notes

- Property is **sold fully furnished and operational (turnkey)**
- Revenue based on **AirDNA projections**
- Cleaning expense shown for operational transparency (*commonly offset by guest-paid fees*)
- Self-managed scenario; professional management not included
- Buyer to verify all assumptions, STR regulations, and financing terms