



Income analysis (forecast) over a one year period

Britannia House, 6-7 Eastgate Street, ST16 2NQ

13 November 2023

Brittannia House, 6-7 Eastgate Street, ST16 2NQ

	Monthly Average	
	One Bedroom	Two Bedroom
<u>Average nightly rate</u>	£73	£87
<u>Average number of days per month</u>	30	30
<u>Target monthly occupancy</u>	80%	80%
<u>Target revenue</u>		
Nightly rate revenue per unit per month	£1,752	£2,088
<u>Variable costs</u>		
Listing platform (Airbnb) fee- 15% of revenue	£263	£313
MPH management fee- 18%+VAT of revenue	£378	£451
Target net total per month per unit	£1,111	£1,324
<u>Estimated fixed costs to be taken into account each month</u>		
Council tax	TBC	TBC
WiFi costs	TBC	TBC
Utility costs	TBC	TBC

A one-off onboarding fee of £150 (reduced from the standard price of £250) will also be payable in the first month. Further discounts are available when 10 or more units are onboarded at the same time

Assumptions and facts

Booking platform charge 15%

MPH management fee 18% + VAT

Target occupancy per month 80%

Number of days per month 30

FORECASTS ARE BASED ON DATA CURRENTLY AVAILABLE & HISTORIC PERFORMANCE. SHORT TERM RENTALS DO NOT OFFER FIXED MONTHLY RETURNS AND ARE THEREFORE HIGH RISK