

The magic box tiny house



THE MAGIC BOX HOUSE

Proudly made by the magic box

Investment case - Short term rental



<https://www.airbnb.com/h/tinyboxinathens>

Tiny house as a rental property

A

Booking rate

46%

B

Location

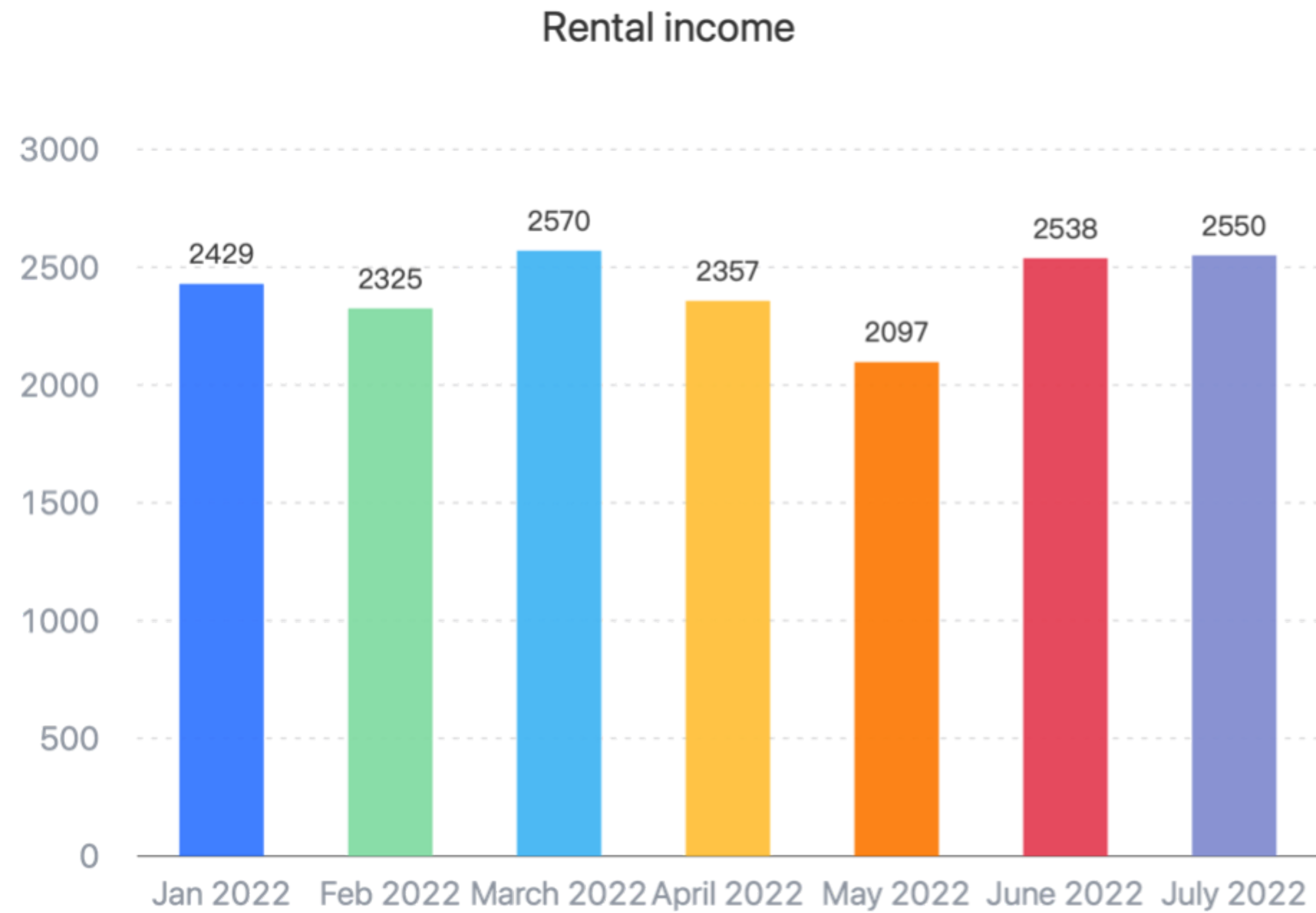
Athens, TX - a rural area

C

Monthly rental income

2000+ monthly

Rental income



Term from 01/2022 to 07/2022



Investment calculator



THE MAGIC BOX HOUSE

calculated based on capital of 65k

For the 20 Years Invested

Return (IRR):	20.25% per year
Total Profit when Sold:	\$596,024.07
Cash on Cash Return:	458.48%
Capitalization Rate:	35.38%
Total Rental Income:	\$644,888.99
Total Expenses:	\$26,870.37
Total Net Operating Income:	\$618,018.61

First Year Income and Expense

	Monthly	Annual
Income:	\$2,000.00	\$24,000.00
Other Cost:	\$83.33	\$1,000.00
Cash Flow:	\$1,916.67	\$23,000.00
Net Operating Income (NOI):	\$1,916.67	\$23,000.00

Date	Start Date	Nights	Amount	Host Fee	Cleaning Fee	Gross Earnings	Occupancy Taxes
01/01/2022	12/31/2021	1	188.18	5.82	50.00	194.00	11.64
01/02/2022	01/01/2022	1	223.10	6.90	50.00	230.00	13.80
01/05/2022	01/04/2022	1	130.71	4.04	50.00	134.75	8.09
01/06/2022	01/05/2022	1	148.60	4.60	50.00	153.20	9.19
01/07/2022	01/06/2022	1	148.60	4.60	50.00	153.20	9.19
01/08/2022	01/07/2022	1	174.21	5.39	50.00	179.60	10.78
01/09/2022	01/08/2022	1	223.10	6.90	50.00	230.00	13.80
01/14/2022	01/13/2022	2	319.13	9.87	50.00	329.00	19.74
01/16/2022	01/15/2022	1	205.64	6.36	50.00	212.00	12.72
01/20/2022	01/19/2022	1	60.14	1.86	0.00	62.00	3.72
01/22/2022	01/21/2022	1	127.26	3.94	0.00	131.20	0.00
01/24/2022	01/23/2022	1	146.66	4.54	50.00	151.20	9.07
01/25/2022	01/24/2022	1	160.05	4.95	50.00	165.00	9.90
01/28/2022	01/27/2022	1	143.32	4.43	50.00	147.75	8.87
01/31/2022	01/04/2022	1	30.00			30.00	
02/06/2022	02/05/2022	1	222.13	6.87	50.00	229.00	13.74
02/19/2022	02/18/2022	2	361.03	11.17	50.00	372.20	22.33
02/26/2022	02/25/2022	2	353.23	10.92	50.00	364.15	21.85
03/04/2022	03/03/2022	1	154.86	4.79	50.00	159.65	9.58
03/05/2022	03/04/2022	1	204.77	6.33	50.00	211.10	12.67
03/06/2022	03/05/2022	1	213.45	6.60	50.00	220.05	13.20
03/09/2022	03/04/2022	1	10.00			10.00	
03/12/2022	03/11/2022	1	204.77	6.33	50.00	211.10	12.67
03/13/2022	03/12/2022	1	19.40	0.60	0.00	20.00	1.20
03/14/2022	03/13/2022	2	273.73	8.47	50.00	282.20	16.93
03/16/2022	03/15/2022	1	154.86	4.79	50.00	159.65	9.58
03/17/2022	03/16/2022	2	262.48	8.12	50.00	270.60	16.24

access the raw data

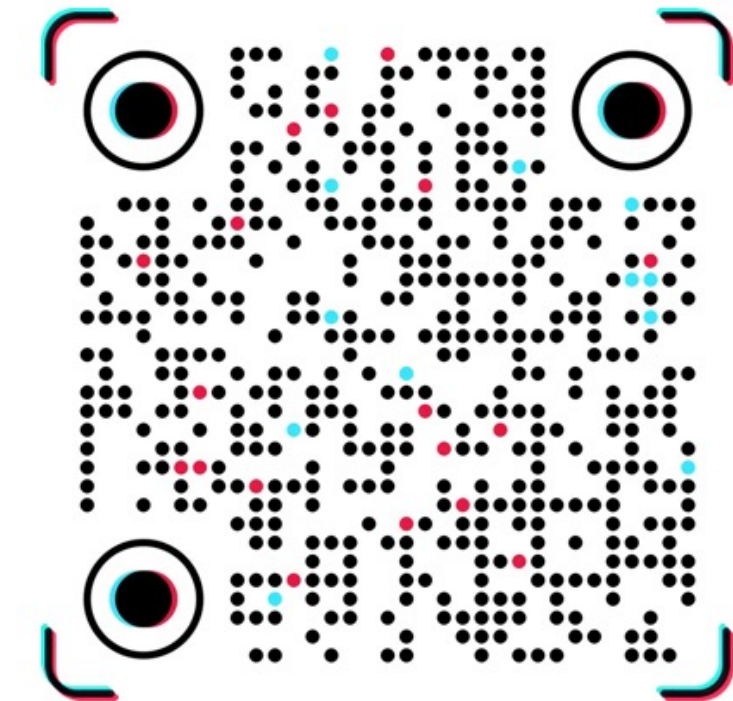
<https://drive.google.com/file/d/1ixSMpJHGuz2cOVnidkyD9Nzp0q2i9SHn/view?usp=sharing>

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