



# Short-Term Rental Analysis

6701 Oasis Pass, Austin, TX 78732

Avg Daily Rate        \$1,750  
 Occupancy            47%  
 Avg Monthly Rent    \$25,035

Your vacation rental could make  
**\$278,000 - \$340,000**

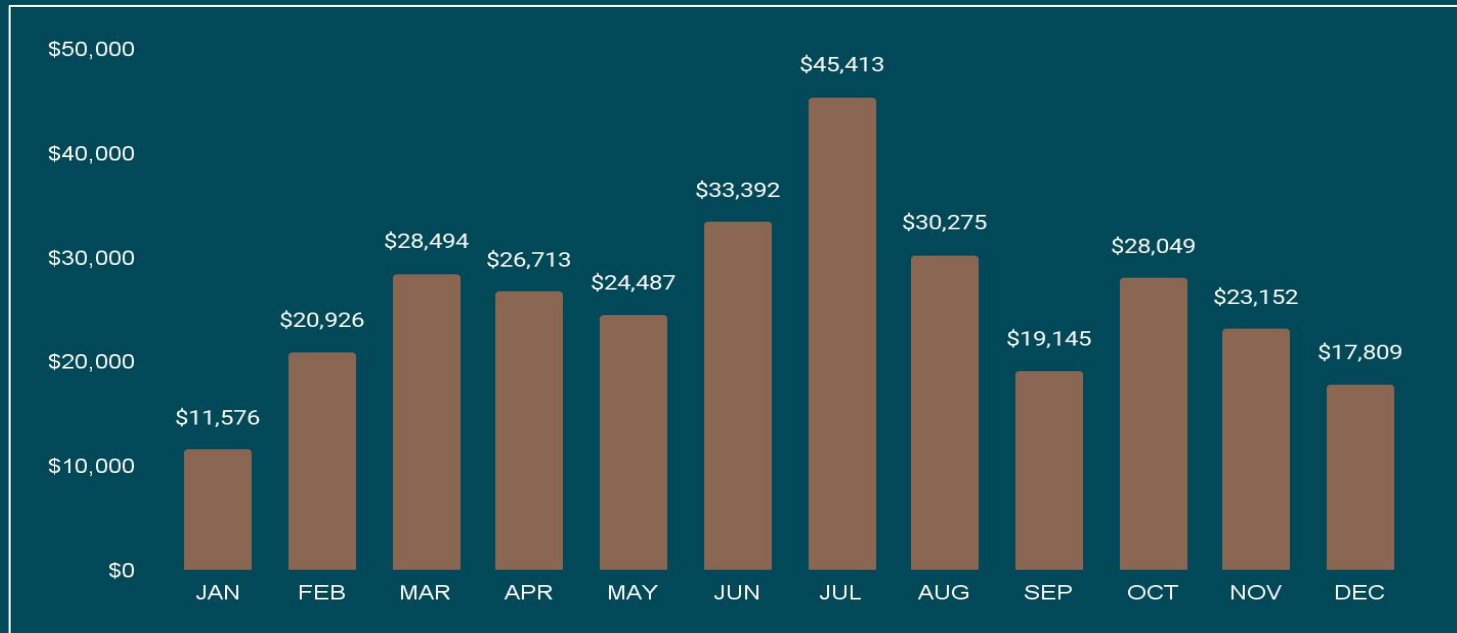
\*yearly average

## Let's talk about next steps.

Respiro is a full-service vacation rental management partner. We provide a turn-key solution to all of the headaches involved in owning Airbnb and Vrbo properties.

GET STARTED FOR FREE

Bryan Ashley  
 214-334-3796  
 BA@RespiroProperties.com



This is an estimate of the gross rental proceeds the property could generate if offered as a vacation rental, based on information about the performance of similar vacation rental properties. Actual rental proceeds could differ materially from this estimate, and depend on many factors outside Respiro's knowledge or control, such as the property's condition, layout, and furnishings; existing and future regulations; current and future economic, social, and political trends and conditions; and weather and environmental factors. Respiro makes no representations or warranties, express or implied, about the accuracy of this estimate. Therefore, you should not place undue reliance on statements in this document.



# Cash Flow Analysis

## Potential Cash Flow Analysis

|                                |                    |
|--------------------------------|--------------------|
| <b>Rental Income</b>           | <b>\$309,431</b>   |
| <i><u>Expenses</u></i>         |                    |
| Platform Fees                  | (\$9,283)          |
| Property Management            | (\$61,886)         |
| Utilities, Lawncare, Pest, HOA | (\$7,956)          |
| Taxes / Insurance              | (\$46,112)         |
| Repair & Maintenance           | (\$6,120)          |
| Capex Reserves                 | (\$6,120)          |
| <b>Total Expenses</b>          | <b>(\$137,477)</b> |
| <b>Net Operating Income</b>    | <b>\$171,954</b>   |

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## Turn Key & Hospitality Service Options

| Services Provided                                 | Hospitality | Turn Key |
|---|-------------|----------|
| Fee as % of Completed Bookings                    | 10%         | 20%      |
| Guest Communications & Customer Support           | ✓           | ✓        |
| Listing Optimization & Distribution               | ✓           | ✓        |
| Arrival & Check-In / Check-Out Assistance         | ✓           | ✓        |
| Dynamic Pricing                                   | ✓           | ✓        |
| Booking Reporting Cadence                         | Monthly     | Weekly   |
| Managing Post-Stay Cleaning Service               |             | ✓        |
| Replenish / Restock Supplies                      |             | ✓        |
| Incident Reports / AirCover Claims                |             | ✓        |
| Manage Repair / Maintenance Crews                 |             | ✓        |
| Add'l Financial / Analytics / Remittance Guidance |             | ✓        |





## About Us



**Bryan Ashley**  
Partner & CEO

- Has spent entire career in real estate (14 years)
- Land developer for Bain-backed real estate fund
- Led property acquisitions across 5 markets for Amherst Residential (one of largest single family property managers in the US, 30k+ homes)
- General contractor and principal in fix/flip business
- Has renovated 1000s of homes throughout career
- Received MBA from Duke, undergrad at TCU



**Sam Page**  
Partner & CFO

- Former investment banker (Goldman Sachs) and private equity investor
- Strategy & finance leader for Amherst Residential (one of largest single family property managers in the US)
- Experience scaling startups in the real estate / mortgage industry (PlanGrid, Blend, Bungalo)
- University of Iowa BBA, licensed real estate agent

