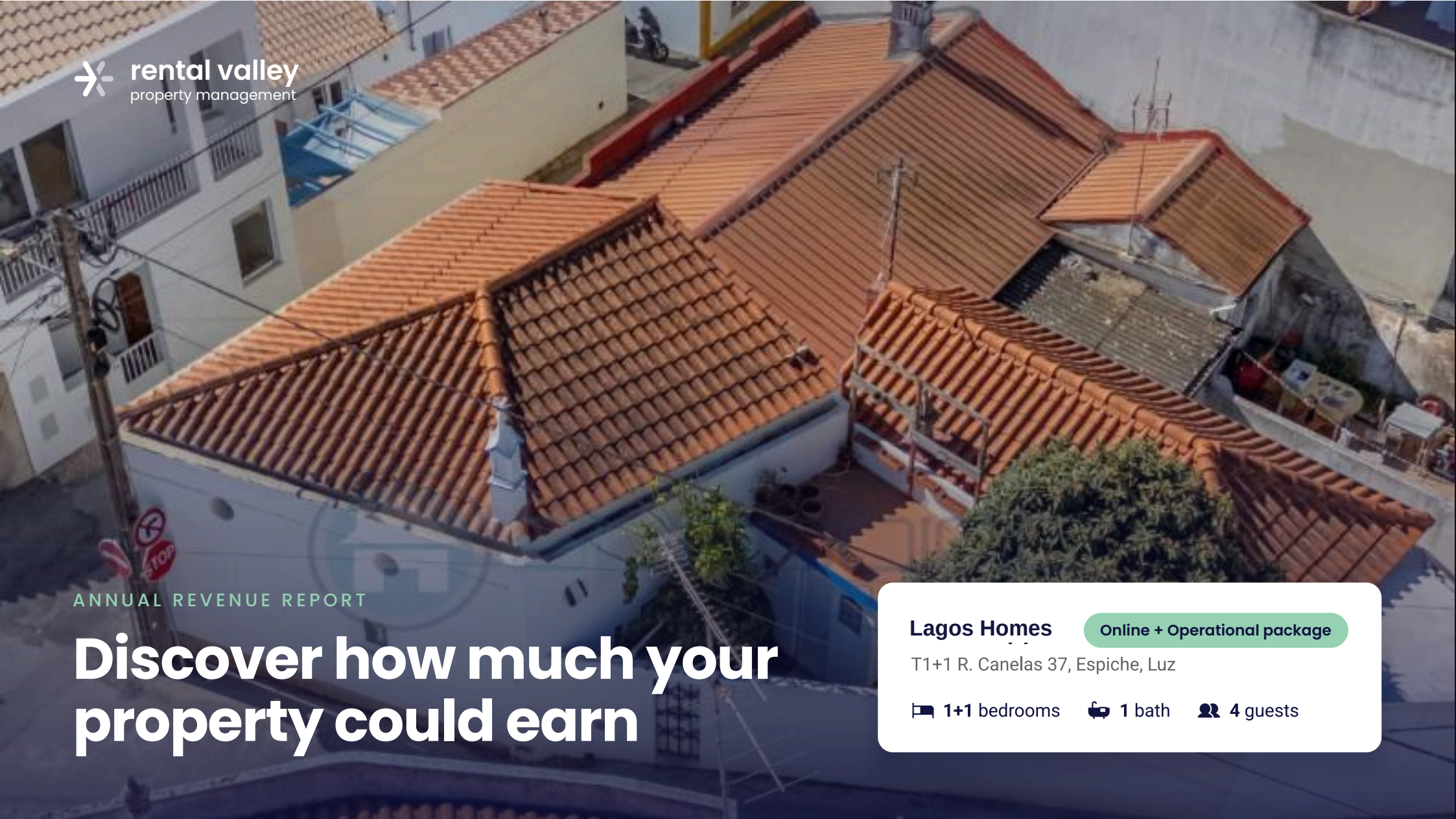


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ANNUAL REVENUE REPORT

Discover how much your property could earn

Lagos Homes Online + Operational package

T1+1 R. Canelas 37, Espiche, Luz

1+1 bedrooms **1** bath **4** guests

YOUR EXPECTED RESULT

What your property can earn in year one

€ 11.680

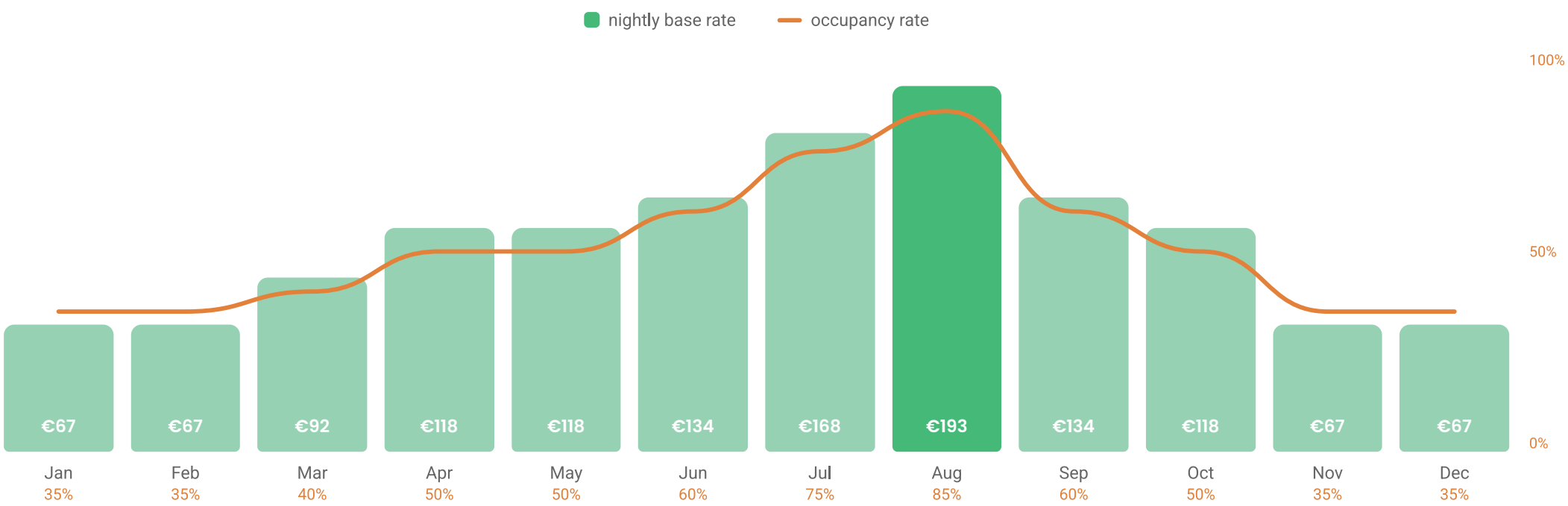
Net result after all operating costs — based on **€ 23.213** in rental revenue at our expected rates and occupancy.

€ 112	58% → 64%	€ 23.213
average nightly base rate	occupancy, year one to year three	rental revenue, year one

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THE DAILY MODEL

Your nightly rate and occupancy through the year



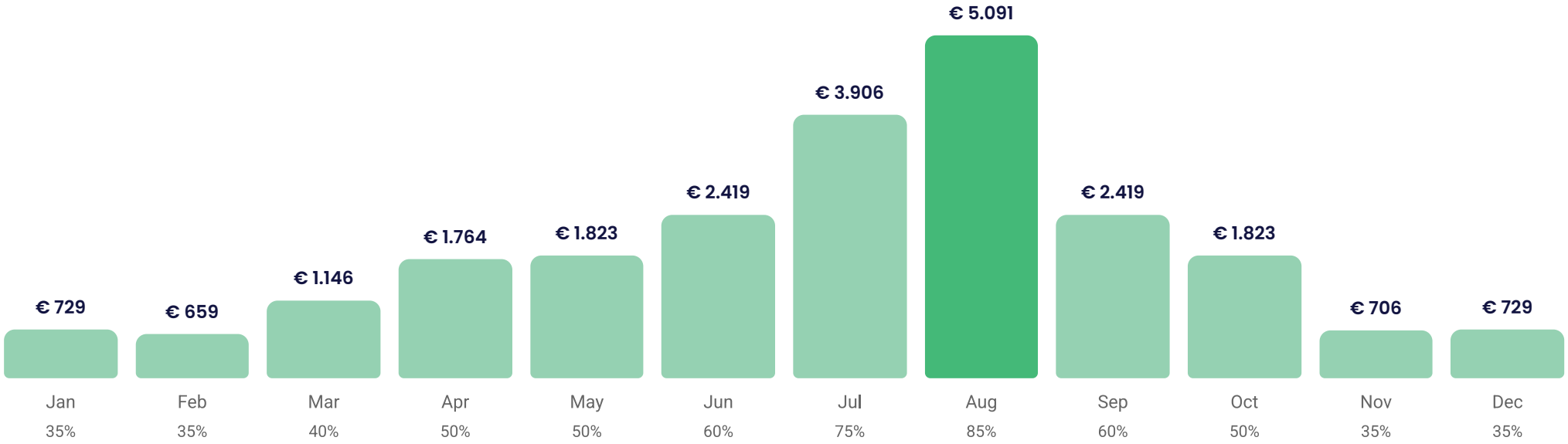
Base rates per night, before the markup platforms such as Airbnb and Booking.com add. Guests typically pay **about 15% more** than these rates.

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THE MONTHLY MODEL

Your base revenue in year one, month by month

€ 23.213
base revenue, year one



monthly base revenue — nightly rate × booked nights, occupancy shown under each month

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ANNUAL REVENUE FORECAST

Your next three years

As your listing gathers reviews, occupancy and rates grow. Your revenue is the **base revenue** — the gross amount is what guests pay in total, including the average 15% platform commission.

YEAR I

€ 23.213

base revenue — your earnings basis

gross, what guests pay	€ 27.309
average occupancy	58%

YEAR II

€ 24.425

base revenue — your earnings basis

gross, what guests pay	€ 28.736
average occupancy	61%

YEAR III

€ 25.638

base revenue — your earnings basis

gross, what guests pay	€ 30.162
average occupancy	64%

Base revenue calculated with expected future rates and occupancy. Gross revenue based on an average sales-platform commission markup of 15%. Our management fee is charged over base revenue.

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FINANCIAL CALCULATOR

100% transparent on costs

Management fee **Online + Operational package** 23,5% — over base rental revenue	**€ 5.455**
Rental tax estimation 8,75% — over gross revenue	**€ 2.390**
IVA 6% — over gross revenue	**€ 1.639**
Utilities estimation	**€ 1.600**
Maintenance small repairs	**€ 250**
Administration fees SEF, recibo's (AL License € 300,-)	**€ 200**
Total annual operating expenses	**€ 11.533**

How the 8,75% rental tax works — the simplified regime

Under Portugal's simplified AL regime, **65% of your revenue is presumed to cover costs and stays untaxed**; the remaining 35% is taxed at the flat 25% rate — hence 8,75%. IVA applies at the reduced 6% accommodation rate — foreign owners must register for IVA, with no exemption threshold. Taxes are estimated over **gross revenue** (€ 27.309, what guests pay); our management fee over **base rental revenue** (€ 23.213). New activities get tax discounts in the first years — this report shows a normal operating year.

Cleaning and platform fees are paid by guests on top of the reservation and are not part of this model.

YOUR RESULT, YEAR ONE

Base rental revenue	€ 23.213
Operating expenses	- € 11.533

Net result

€ 11.680

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RETURN ON INVESTMENT

Your return on this property

Annual net result as a share of your total investment of **€ 370.000**.

YEAR I

3,16%

net result € 11.680

YEAR II

3,48%

YEAR III

3,81%

Total investment	**€ 370.000**	purchase price

ROI based on the net result after operating expenses, excluding property value appreciation and your own use of the home.

GETTING STARTED

Getting started is simple

1. **Talk it through**
   We walk through this report together and answer every question.

2. **Sign the agreement**
   Clear terms, no surprises. You decide who we rent your home to.

3. **We prepare your listing**
   Photography, pricing setup and publication on 25+ platforms.

4. **You start earning**
   Follow every booking live in your Personal Dashboard.



sales@rentalvalley.com rentalvalley.com

IMPORTANT NOTE

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