

Billett Properties

Lucrative boutiques for extended stays



The Golden Pilot

2528 McClure St, Irving TX 75062

[Paris Room](#) 

Master Bedroom, 1 King Bed, 1 Private Bath

[Dallas Cowboys Room](#) 

1 Double Bed, 1 Shared Bath

[Panda Place](#) 

1 Queen Bed, 1 Shared Bath

[Congo Room](#) 

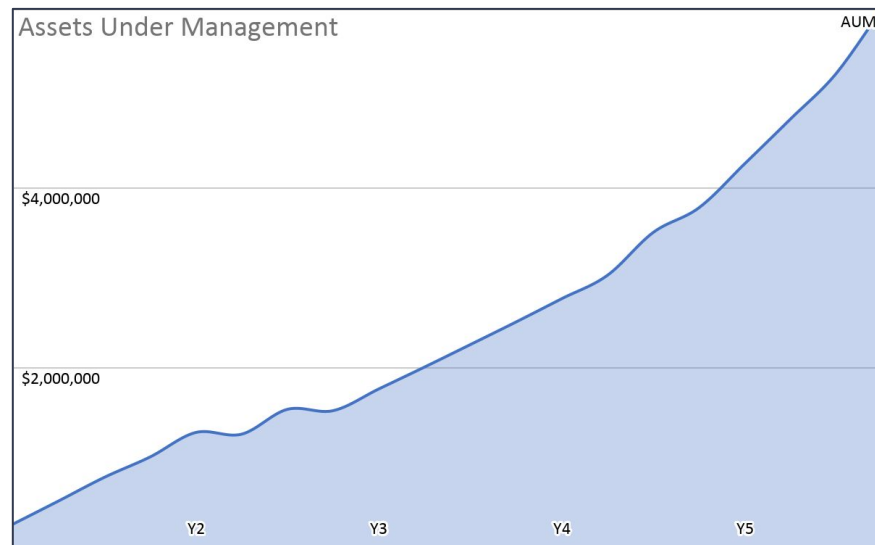
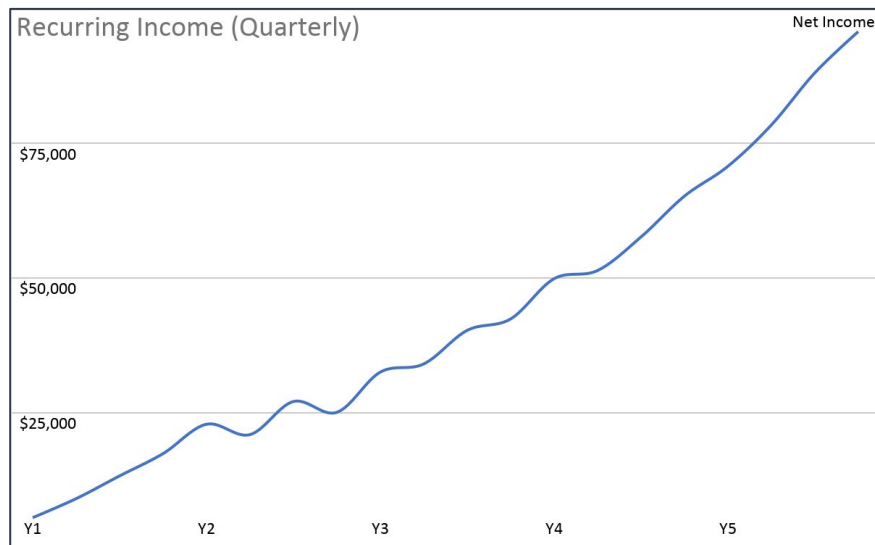
1 King Bed, 1 Shared Bath

Profit & Loss (2020)

	Q1	Q2	Q3	Q4	Total
Airbnb Income	9,465.55	7,660.47	9,314.53	8,864.05	35,304.60
Total Income	\$9,465.55	\$7,660.47	\$9,314.53	\$8,864.05	\$35,304.60
Expenses					
G&A	1,065.95	1,712.12	2,320.55	2,046.85	7,145.47
Mortgage	650.25	650.25	650.25	650.25	2,601.00
Legal & Professional	558.10	0.00	32.08	0.00	590.18
Taxes & Licenses	1,026.32	1,026.32	1,026.32	1,026.32	4,105.28
Utilities	702.09	740.42	1,059.94	998.02	3,500.47
Total Expenses	\$4,002.71	\$4,129.11	\$5,089.14	\$4,721.44	\$17,942.40
Net Income	\$5,462.84	\$3,531.36	\$4,225.39	\$4,142.61	\$17,362.20

Financial Projections (5 Year)

Investment Required: \$1m



A \$1m investment results in a \$400k annual net income and \$6m in assets in only 5 years. Not to mention, it will be a prime target for private equity firms and conglomerates looking to acquire this management company at 3-5x the net income.

Recent & Pertinent Acquisitions



InterContinental Hotels Group acquired Six Senses Hotels Resorts Spas for \$300 million (Feb 2019)



Brookfield Asset Management acquired Leela Palaces & Resorts for \$590m (Mar 2018)



Sonesta International Hotels Corp. acquiring RLH Corp. a hotel franchise company for \$90m (Dec 2020)



Hostmark Hospitality Group acquires RAR Hospitality (May 2020)



Advent International acquiring a majority stake Aimbridge Hospitality a third-party hotel operator (Jan 2019)



Lindsay Goldberg acquires Affordable Suites of America an extended-stay owner, operator & franchisor



Deutsche Hospitality acquired a 51% stake in Zleep Hotels a Danish hotel firm (Jan 2019)

Best Western Hotels & Resorts acquired WorldHotels a global hotel & resort collection