

SHORT-TERM RENTAL INFO

Owner's Summary

Hello! I considered many options for this house: downtown boutique, bookstore, full-time rental... I focused on short-term renting. I've been writing a book for nearly four years now, and I treated the Airbnb stuff like a part-time job. I wanted to slow how quickly I burned through all my savings while I worked to finish.

I think you could make more than I did in terms of rental income. It wasn't a priority for me because I wanted to dedicate myself to writing, so I blocked out big sections of the calendar to free up time. I could have also introduced VRBO, but again, writing and maintaining a flexible lifestyle were the priority.

I've made quite a splash since 2022. This house is on the map! I hosted over 200 groups and maintained a squeaky-clean reputation. I have generated many repeat guests who will no doubt want to book this house in the future. That said, if you want to just rent one of the buildings out with a long-term contract, you can do that too. It's up to you!

On the following pages, I've compiled the Airbnb reports for 2022-2025. The sum total income of those years, plus 2026 as of May, comes out to **>\$103,600**. Not bad for a little part-time gig (with hours you get to choose). If you're clever about how you do this, you can basically break even on your mortgage. It's like having free housing and all the tax and appreciation benefits of an expensive property. Ironically, it ends up being cheaper than a much cheaper house! I would keep going, and I'm so excited to see how the garden develops, but writing changed my future plans. So I'm going to take off backpacking, travel writing, and training for adventure races full time.



888 Brannan Street
San Francisco, CA 94103
Airbnb tax ID number: 26-3051428

Host name: Kyle Jones
User ID: 71232529
Report generated: May 14, 2026

2022

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$13,185.19	-\$110.00	-\$394.06	\$0.00	\$12,681.13

Airbnb remitted taxes: \$1,366.04 was collected from your guests and remitted to tax authorities.

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Downtown Colorado Craftsman	\$13,135.19	-\$110.00	-\$394.06	\$0.00	\$12,631.13

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
Downtown Colorado Craftsman	\$0.00	\$0.00	\$0.00	\$1,366.04

Earnings types

Types	Total (USD)
Homes	\$12,741.13
Credits	\$40.00
Resolutions ⁷	-\$100.00

Monthly earnings

Month	Gross earnings	Total (USD)
July	\$316.00	\$306.52
August	\$4,504.00	\$4,260.08

September	\$2,378.00	\$2,306.66
October	\$1,960.85	\$1,902.32
November	\$1,571.45	\$1,524.31
December	\$2,454.89	\$2,381.24

Payout methods

Payout method	Total
Kyle Jones, Checking 4691 (USD)	\$12,681.13

1 Adjustments can be reservation changes, cancellations, and more.

2 Airbnb service fees may vary based on your reservation types and fee structure. VAT may also be included where applicable. [Learn more](#)

3 Income taxes withheld.

4 Set by host, then collected and sent to host.

5 Set by Airbnb, then collected and sent to the host. Applies to certain hosts in India, Mexico, and New Zealand.

6 Automatically collected and paid on host's behalf in certain jurisdictions. Includes VAT/GST and occupancy tax on supply.

7 Reimbursements, adjustments, and extra fees.



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2023

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$29,452.38	-\$90.00	-\$881.73	\$0.00	\$28,480.65

Airbnb remitted taxes: \$3,056.64 was collected from your guests and remitted to tax authorities.

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Downtown Colorado Craftsman	\$29,442.38	-\$90.00	-\$881.73	\$0.00	\$28,470.65

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
Downtown Colorado Craftsman	\$0.00	\$0.00	\$0.00	\$3,056.64

Earnings types

Types	Total (USD)
Homes	\$28,509.45
Resolutions ⁷	-\$28.80

Monthly earnings

Month	Gross earnings	Total (USD)
January	\$1,096.40	\$1,063.51
February	\$1,834.00	\$1,778.98
March	\$3,181.20	\$3,067.30

April	\$2,247.48	\$2,180.06
May	\$3,543.00	\$3,437.01
June	\$2,357.80	\$2,287.07
July	\$3,988.46	\$3,808.81
August	\$1,848.00	\$1,782.56
September	\$2,280.00	\$2,211.60
October	\$2,641.98	\$2,562.72
November	\$2,682.52	\$2,602.04
December	\$1,751.54	\$1,698.99

Payout methods

Payout method	Total
Kyle Jones, Checking 4691 (USD)	\$28,480.65

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2024

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$28,534.28	\$0.00	-\$853.78	\$0.00	\$27,680.50

Airbnb remitted taxes: \$2,783.40 was collected from your guests and remitted to tax authorities.

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Downtown Colorado Craftsman	\$28,524.28	\$0.00	-\$853.78	\$0.00	\$27,670.50

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
Downtown Colorado Craftsman	\$0.00	\$0.00	\$0.00	\$2,783.40

Earnings types

Types	Total (USD)
Homes	\$27,605.50
Resolutions ⁷	\$75.00

Monthly earnings

Month	Gross earnings	Total (USD)
January	\$1,695.96	\$1,645.08
February	\$1,249.00	\$1,211.53
March	\$2,750.96	\$2,668.43

April	\$3,178.80	\$3,085.39
May	\$2,203.20	\$2,137.40
June	\$3,033.32	\$2,942.32
July	\$3,071.40	\$2,979.26
August	\$1,148.00	\$1,113.56
September	\$3,120.84	\$3,027.21
October	\$2,830.00	\$2,745.10
November	\$1,523.59	\$1,477.88
December	\$2,729.21	\$2,647.34

Payout methods

Payout method	Total
Kyle Jones, Checking 4691 (USD)	\$27,680.50

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2025

Earnings report

Summary	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Earnings	\$27,590.88	\$0.00	-\$827.72	\$0.00	\$26,763.16

Airbnb remitted taxes: \$2,916.15 was collected from your guests and remitted to tax authorities.

Performance stats

Nights booked

193

Avg night stay

3.9

Homes

Home	Gross earnings	Adjustments ¹	Service fees ²	Tax withheld ³	Total (USD)
Downtown Colorado Craftsman	\$27,590.88	\$0.00	-\$827.72	\$0.00	\$26,763.16

Taxes

Home	Tax withheld ³	Pass through tax ⁴	Host remitted tax ⁵	Airbnb remitted tax ⁶
Downtown Colorado Craftsman	\$0.00	\$0.00	\$0.00	\$2,916.15

Earnings types

Types	Total (USD)
Homes	\$26,763.16

Monthly earnings

Month	Gross earnings	Total (USD)
January	\$1,830.89	\$1,775.96
February	\$1,764.87	\$1,711.92
March	\$2,032.42	\$1,971.45
April	\$1,542.56	\$1,496.29
May	\$2,335.88	\$2,265.80
June	\$3,514.82	\$3,409.37
July	\$2,631.80	\$2,552.85
August	\$2,250.00	\$2,182.50
September	\$3,263.80	\$3,165.89
October	\$2,446.40	\$2,373.01
November	\$1,231.00	\$1,194.07
December	\$2,746.44	\$2,664.05

Payout methods

Payout method	Total
Kyle Jones, Checking 4691 (USD)	\$26,763.16

Performance stats

Home	Nights booked	Avg night stay
Downtown Colorado Craftsman	193	3.9

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