



#STOPSKHOLO

NEWLY CONSTRUCTED BUILDING

Capital Expense to Open 50 Beds Stops Hostel (All figures in INR)	Newly Constructed Building
Toilet Refurbishment and Additional Communal Toilets	0
Property Renovation (Wiring, Painting, Light fitting, LED)	0
Air Coniditioner Purchase and Installation	0
Water Heating Equipment	0
Communal Kitchen Refurbishment + Equipment	1,00,000
Interior Decoration, Common Areas Furniture etc.	2,50,000
TV/Media/Entertainment Equipment, Computers	1,00,000
Fridge, Communal Recreational Equipment, Invertors	1,00,000
CCTV, Security Systems etc.	50,000
Beds and Lockers including linen and mattresses	10,00,000
INR 16,00,000	

Operational Expenses of 50 Beds Stops Hostel (Average monthly; All figures in INR)	Newly Constructed Building
Electricity + Water	42,000
Housekeeping Supplies Expense	5,000
Grocery Expenses	20,000
Laundry Expenses	20,000
Maintenance Expense	10,000
Manager's Salaries (3)	50,000
Housekeeping and Pantry Boy's Salaries (4)	25,000
Wifi Charges	15,000
INR 1,87,000	

Newly Constructed Building - Brand new construction with proper wiring and paint job, new bathrooms, invertors, ACs and geysers included.

*Assuming 60% annual occupancy, post the first few months when the property is still gaining traction.
 *Profit is quoted after deducting OTA commission and prior to deducting franchise fee, service tax or luxury tax.
 *Legal and licensing fees (initial and ongoing) not included.

IN A NUTSHELL		
Average Monthly Occupancy	60%	PAYBACK in 6 months
Average Monthly Revenue	5,04,000	
Average Monthly Operational Expense	1,87,000	
Average Monthly Operational Profit	2,66,000 (pre-tax)	
Average Operating Margin	53% (pre-tax)	

5-10 YEAR OLD BUILDING

Capital Expense to Open 50 Beds Stops Hostel (All figures in INR)	5-10yr Old Building
Toilet Refurbishment and Additional Communal Toilets	1,80,000
Property Renovation (Wiring, Painting, Light fitting, LED)	3,00,000
Air Coniditioner Purchase and Installation	3,50,000
Water Heating Equipment	1,00,000
Communal Kitchen Refurbishment + Equipment	1,00,000
Interior Decoration, Common Areas Furniture etc.	2,50,000
TV/Media/Entertainment Equipment, Computers	1,00,000
Fridge, Communal Recreational Equipment, Invertors	2,00,000
CCTV, Security Systems etc.	50,000
Beds and Lockers including linen and mattresses	10,00,000
26,30,000	

Operational Expenses of 50 Beds Stops Hostel (Average monthly; All figures in INR)	5-10yr Old Building
Electricity + Water	42,000
Housekeeping Supplies Expense	5,000
Grocery Expenses	20,000
Laundry Expenses	20,000
Maintenance Expense	10,000
Manager's Salaries (3)	50,000
Housekeeping and Pantry Boy's Salaries (4)	25,000
Wifi Charges	15,000
INR 1,87,000	

5-10year Old Building - Needs some repair, paint job and wiring work. ACs and invertors will have to be installed. Toilets may need improvement. Geysers may have to be changed.

*Assuming 60% annual occupancy, post the first few months when the property is still gaining traction.
 *Profit is quoted after deducting OTA commission and prior to deducting franchise fee, service tax or luxury tax.
 *Legal and licensing fees (initial and ongoing) not included.

IN A NUTSHELL		
Average Monthly Occupancy	60%	PAYBACK in 10 months
Average Monthly Revenue	5,04,000	
Average Monthly Operational Expense	1,87,000	
Average Monthly Operational Profit	2,66,000 (pre-tax)	
Average Operating Margin	53% (pre-tax)	

OLD/DILAPIDATED BUILDING

Capital Expense to Open 50 Beds Stops Hostel (All figures in INR)	Old/Dilapidated Building
Toilet Refurbishment and Additional Communal Toilets	7,20,000
Property Renovation (Wiring, Painting, Light fitting, LED)	12,00,000
Air Coniditioner Purchase and Installation	3,50,000
Water Heating Equipment	1,00,000
Communal Kitchen Refurbishment + Equipment	1,00,000
Interior Decoration, Common Areas Furniture etc.	2,50,000
TV/Media/Entertainment Equipment, Computers	1,00,000
Fridge, Communal Recreational Equipment, Invertors	2,00,000
CCTV, Security Systems etc.	50,000
Beds and Lockers including linen and mattresses	10,00,000
40,70,000	

Operational Expenses of 50 Beds Stops Hostel (Average monthly; All figures in INR)	Old/Dilapidated Building
Electricity + Water	42,000
Housekeeping Supplies Expense	5,000
Grocery Expenses	20,000
Laundry Expenses	20,000
Maintenance Expense	10,000
Manager's Salaries (3)	50,000
Housekeeping and Pantry Boy's Salaries (4)	25,000
Wifi Charges	15,000
INR 1,87,000	

Old Dilapated Butilding - Needs a paint job and minor construction work. Wiring and electrical fittings have to be redone completely. Bathrooms will have to be redone. All AC's and geysers have to be installed.

*Assuming 60% annual occupancy, post the first few months when the property is still gaining traction.
 *Profit is quoted after deducting OTA commission and prior to deducting franchise fee, service tax or luxury tax.
 *Legal and licensing fees (initial and ongoing) not included.

IN A NUTSHELL		
Average Monthly Occupancy	60%	PAYBACK in 15 months
Average Monthly Revenue	5,04,000	
Average Monthly Operational Expense	1,87,000	
Average Monthly Operational Profit	2,66,000 (pre-tax)	
Average Operating Margin	53% (pre-tax)	