

CRAFTSMAN ON GRAND LLC

	ORIGINAL	CURRENT EXPIRATION DATE
Open for Business	11/7/2024	Began advertising on Airbnb and VRBO
Federal EIN	11/1/2024	N/A 33-1749101
WA SOS Filing	11/6/2024	11/30/2026 "Craftsman on Grand LLC"
WA UBI	11/6/2024	N/A 605 642 135
City of Spokane STR Permit	12/29/2024	1/22/2026 Z24-628STRN
WA Business License	11/12/2024	11/30/2026 Account ID 605-642-135, Account Type: Excise Tax

City of Spokane short-term rental business permit is active and the numbers are posted on our listings. Renewal for permit Jan 2026. It is currently expired since we closed our calendar but can be renewed for 120 days if an interested party purchases the property.

Business for Sale:

The entire business can be purchased including the LLC, business licenses, permits, UBI etc. A full inventory list was put together and can be forwarded by the Agent. The purchase price would be \$12,000. Buyer would need to obtain a new EIN with the IRS. Notice of the sale will be reported to the WA Secretary of State.

Social Media Accounts

Instagram	craftsmanongrand
Facebook	craftsmanongrand

Airbnb and VRBO both collect and remit taxes

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Fees: [Link to Airbnb's Host Liability Insurance](#)

Airbnb: They don't charge until someone books and they charge a fee both to the customer and the host. They withhold their fee and taxes from the amount before remitting it to you. Airbnb offers a really good all inclusive \$1m liability insurance that is covered by the fees charged so if there is damage to the property they cover it.

VRBO: Same as Airbnb but I will say they have higher fees for the host so you need to have a higher nightly rate to offset the additional fees. The other thing is that they don't offer the level of insurance that Airbnb does. You can require your guest to get it at about \$59 but it's another fee to the guest which increases the cost to them and may drive them away.

Furnished Finder charges \$150 for a year and only hooks up the tenant to the owner and you do the rest. There is no liability coverage. You set all terms yourself including collecting a damage deposit, background checks, executing the lease etc.

Mini-Stays: No up front fees but they will charge a fee for each stay. This would require more research in determining appropriate rental rates. It also appears that they do the background checks and you wouldn't need a lease agreement but I'm in the process of looking into this further.

NOTE: The income on the analysis below is computed by taking the income (stay plus any fees) less fees, commissions and lodging taxes paid to Airbnb/VRBO and WA DOR. The taxes are collected and remitted by Airbnb/VRBO so we don't have to worry about that.

Summary of Stats

MONTH	NIGHTS OCCUPIED	POST COMMISSION EARNINGS	OCCUPANCY RATE	AVERAGE # GUESTS PER STAY	NUMBER OF STAYS	
Nov-24	14	\$ 1,935.12	47%	6	1	
Dec-24	15	\$ 2,891.33	48%	7	4	
TOTAL 2024	29	\$ 4,826.45	48%	7	5	6 Average Days Per Stay

MONTH	NIGHTS OCCUPIED	POST COMMISSION EARNINGS	OCCUPANCY RATE	AVERAGE # GUESTS PER STAY	NUMBER OF STAYS	
Jan-25	15	\$ 2,269.71	48%	6	4	
Feb-25	18	\$ 2,848.15	64%	5	4	
Mar-25	19	\$ 4,409.02	61%	6	8	
Apr-25	12	\$ 2,607.76	40%	4	4	
May-25	20	\$ 4,982.01	65%	6	6	
Jun-25	25	\$ 5,111.90	83%	4	3	
Jul-25	25	\$ 5,916.72	81%	5	8	
Aug-25	28	\$ 7,342.13	90%	7	10	
Sep-25	16	\$ 4,179.10	53%	6	5	
Oct-25	14	\$ 3,041.35	45%	4	4	
Nov-25	21	\$ 4,623.87	70%	4	6	
Dec-25	17	\$ 3,611.73	55%	5	5	
TOTAL 2025	230	\$ 50,943	63%	5	67	3 Average Days Per Stay
The total represents an average of the monthly amounts						

MONTH	NIGHTS OCCUPIED	POST COMMISSION EARNINGS	OCCUPANCY RATE	AVERAGE # GUESTS PER STAY	NUMBER OF STAYS	
Jan-26	17	\$ 3,355.03	55%	6	3	
Feb-26	22	\$ 3,400.50	79%	3	3	
TOTAL 2026	39	\$ 6,755.53	67%	4	6	7 Average Days Per Stay