

Short term rental cashflow worksheet

Enter one month's assumptions and calculate the results manually. This worksheet has no automatic formulas. All example amounts are fictional.

Property reference: [reference]. Month: [month]. Source dates: [dates]. Currency: RM.

Input	Example	Your value
Calendar / blocked / available nights	30 / 0 / 30	[Nights]
Occupied nights N	18	[Nights]
Nightly price R after discounts	RM220	[RM]
Average stay length L	3 nights	[Nights]
Management rate m	15% of accommodation revenue	[Rate and base]
Cleaning and linen per stay C	RM70	[RM]
Variable cost per occupied night V	RM15	[RM]
Fixed operating costs F	RM650	[RM]
Finance payment D	RM1,500	[RM]
Cash reserve allocation Q	RM200	[RM]

Calculation sequence

1. Calculate occupancy: $N / \text{available nights}$.
2. Calculate estimated guest stays: N / L .
3. Calculate accommodation revenue: $N \times R$.
4. Calculate operating surplus: $N \times R \times (1 - m) - (N / L \times C) - (N \times V) - F$.
5. Deduct D for cash after finance, before income tax and reserve.
6. Deduct Q for cash after reserve, before income tax.

The simple model excludes other guest charges, refunds, payment fees, and minimum management fees. Add their actual effects separately.

Break even and monthly scenarios

Worked example

Revenue RM3,960 - management RM594 - cleaning RM420 - variable costs RM270 - fixed costs RM650 = RM2,026 operating surplus.

RM2,026 - finance RM1,500 - reserve RM200 = RM326 cash after reserve, before income tax.

Contribution per night = $R \times (1 - m) - V - C / L = \text{RM}148.6667$.

Required nights = $(F + D + Q) / \text{contribution} = \text{RM}2,350 / \text{RM}148.6667 = 15.81$.

Break-even occupancy = $15.81 / 30 = 52.69\%$. Retain unrounded figures within the calculation.

At least 16 occupied nights exceed this model threshold. Actual stay counts and invoices can change the result.

Your scenarios

Input or result	Weak month	Base month	Strong month
Available / occupied nights	[Value]	[Value]	[Value]
Nightly price / stay length	[Value]	[Value]	[Value]
Revenue	[Value]	[Value]	[Value]
Operating surplus	[Value]	[Value]	[Value]
Cash after finance	[Value]	[Value]	[Value]
Cash after reserve	[Value]	[Value]	[Value]
Break-even occupancy	[Value]	[Value]	[Value]

Model checks

Use actual stays for completed periods. Keep deposits and taxes collected for an authority separate from earned revenue. Deduct each refund once.

A zero or negative contribution has no feasible break-even result in this model. Required nights above available nights indicate an infeasible month.

This cash model does not calculate accounting profit or income tax. Record owner transfers, reserve transfers, and payment dates separately.

Guide: propcashflow.my/blog/short-term-rental-cashflow-malaysia/