
@AirbnbCoach

Maximize Your Income and Satisfaction as @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host an Airbnb Host

By

@AirbnbCoach

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Maximize Your Income and Satisfaction

as An Airbnb Host

It all began in the late 1990s.

I moved to Europe in @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host 1999 and with the help of Lonely Planet Guidebooks I began to see the most interesting sites in Central Europe.

One of the most fascinating cities was Hallstatt, Austria. One advertisement claims it is “The Most Beautiful Place in the World”. It is a picturesque wooden village on a lake surrounded on all sides by high Alpine walls. It’s a must-stop for anyone traveling in the area.

Austria was more expensive than the Czech Republic where I lived so in 2003 I headed down there. Not to stay at the expensive hotels. Instead I loaded my car with borrowed tents, camping equipment and a bicycle.

The campground in Hallstatt was surprisingly expensive! 15 Euros a night to camp. 5 Euros to park. Several more Euros to shower.

It rained the first 3 days and nights I was there. I thought I had tucked in the tarp under the tent but in the middle of the night I recognized I was on a waterbed – nice...if it were the 1980s. There was no escaping the cold and dampness.

While walking into town I saw a sign for a beautiful wooden home perched up on the hill with a fantastic view of the lake ahead, the mountains in the distance and the church steeple to the left. It was only 20 Euros a night including breakfast!

It was a tiny room but it had a spectacular view from the balcony. The bathroom was down the hall and nothing had changed in this place since 1975 but I sure was happy. Super happy. This is all I need! A small room. I could almost touch both @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host walls with my arms stretched. But more space wasn’t necessary. The only improvement would have been a tiny electric heating pad for cooking. This would have helped since there was already a sink in the room. Maybe also a refrigerator and I’d be set. Eating out in this town was expensive but

cooking for yourself was reasonable.

I asked if it was vacant and I spent a blissful 4 more nights in Hallstatt. Then I kept coming back! Over the next 6 years. For every vacation day I was @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host given. I came back in the winter too because the ski buses ran to the several resorts in the area.

I noticed more and more tourists were invading Hallstatt during the day. Nights were still silent and lovely. But during my next trip down to Hallstatt I @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host realized my little bed and breakfast had been sold to a five star hotel developer.

So I looked for an alternative. I found a reasonably-priced place but it had the shower in the bedroom. Yes, the shower was inside the bedroom. I've stayed in a place like this 3 times in my life and every time I did I got sick from mold. This time the mold was visible! Plus this room in this house smelled. And so did all three floors you walk up to get there. I wished there was some warning system – other guests could have warned me of the bad shape of this house. And the dangerous mold.

I moved again but the cheapest place I could find was 55 Euros a night which was about \$80 back @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host then. That's an expensive week! And I still couldn't cook. I had to eat out. I didn't need anything special. But a week costing @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host over \$500 just for the housing was outside of my budget.

This trip I had come down with my van, motorcycle strapped inside. The Alps on a motorcycle is indescribable when the weather is nice. You take in way too much beauty in a few hour's ride to even remember it all.

Lonely Planet said @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host there was a town named Bad Aussee 25 minutes away where @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host they make and wear lederhosen and dirndl daily! It's the geographical center of Austria and the center of much of the Austrian Alpine culture.

I rode up to Bad Aussee. I parked the motorcycle and walked through the town. I don't understand German but it seemed that there were many little apartments for sale in this gorgeous village at the confluence of two raging crystal clear rivers. One add mentioned a one-room apartment for sale right on the central park for 21,000 Euros. Others cost 23,000 and 27,000 Euros. A healthy sunny side apartment with a balcony and was going for 32,000 Euros, the price of a luxury car!

I somehow made sense of the paper flier and entered the real estate agency. "Is this the final @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host price?" "Can Americans buy property here?" "I don't have 32,000 Euros cash, can I get a mortgage?" "When I'm not here can I rent to tourists?" She @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host answered "yes" to all these questions in perfect English adding that closing costs are paid by the buyer--11% of the purchase price.

She showed me a few places including the 21,000 Euro flat overlooking the park. I settled on the sunny 27 square meter flat with the 5 square meter balcony for 32,000 Euros. I offered 27,000 Euros in an official proposal. Even though this was 2009 in the midst of the Great

Recession with lots of places on the market, they declined. I asked for an 80% mortgage because I could only put 20% down on 32,000 Euros, no more. They accepted. The total acquisition cost was 35,500 Euros and the monthly mortgage payment is now 180 Euros at 2.50% and the building, electricity, water and Internet costs 125 Euros per month. I probably by now have added 1,000 Euros in small furniture, kitchenware, sheets, towels, etc. to make it habitable for tourists. I've also added @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host a lot of elbow grease.

The yellow tile was hideous in the bathroom. The toilet had a flat porcelain bottom that flushed from the back to the front where there is a hole (has anyone else ever experienced this?). I replaced the toilet myself and painted the tile with latex @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host paint! 6 years later it still is holding up well! I painted all the walls white and replaced the kitchen cabinet handles and tried to make the place look a bit more modern and welcoming.

Before I signed the final purchase documents, I slept in the apartment directly above it. This apartment was advertised in the local list of rentals at @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host the information center @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host in town. I experienced what it was like to be a renter. I had to fill out the tourist tax information sheet and turn it in myself. I had to contact the key and cleaning lady and set up a meeting. I had to @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host treat the place well. I learned a lot. Mainly, I confirmed that it is perfectly legal and doable @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host to rent out an apartment in Bad Aussee. I also realized that the building had no @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host strange noises, bad smells or loud neighbors. It was well worth the 105 Euros for three nights.

Before @AirbnbCoach for Apartment Hosts on the Tourist Trail: Maximize Your Income and Satisfaction as An Airbnb Host purchasing I also did a SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis on my place.

Airbnb Coach For Apartment Hosts On The Tourist Trail Maximize Your Income And Satisfaction As An Airbnb Host

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