

Frequently Asked Question: Has the Club considered using the house as a Bed & Breakfast or Airbnb?

Answer: The officers and trustees spent a great deal of time considering the various alternatives for the house. Here are items considered:

Bed & Breakfast / Airbnb

- Property is in an area zoned “Industrial.” The Township zoning rules do not permit Bed & Breakfast / Airbnb use in this zone unless a variance could be obtained.
- Would need a manager to run the website, select guests, accept payments, clean, maintain, etc.
- Income might be better on some months when fully rented, but it would not be steady every month.
- While some items in the house would lend themselves quite well to a certain experience for a B&B / Airbnb, the same furnishings have disadvantages.
 - Victorian period furnishings and décor would appeal to a segment, however at the same time the furniture is not of the comfortable type which people want for relaxation.
 - We would need to incorporate comfortable furnishings while maintaining the character of the Victorian period. This would require us to purchase items.
- Technology / Wi-Fi / Cable in the house would need to be upgraded to the standard expected for vacation rentals.
- The value of items in the house is unknown. For example, a lamp worth \$200 could be left in a rental house, but it wouldn't be wise to leave a lamp worth \$3,000 in a rental. The value of items cannot be fully known until sold at an auction.
- The house has three bedrooms, but only two full bath rooms. Many B&B / Airbnb properties have a private bath for each bedroom.
- Linens, towels and other amenities would need to be purchased.
- The house is not air conditioned.
- Insurance would be more expensive.

Renting as a Single-family Home

- Steady monthly income with consistent cash flow.
- A management company is not needed.
- Lower insurance cost.
- Tenant pays the utility bills.
- Tenant can be responsible to mow lawn and clear snow.
- Much less risk, time and cost required to get the house ready to rent as a single-family house.
- Club has experience and success renting other properties as a single-family dwelling.