

## Pro-Forma of Haig Point - 11 Plantation Homes

<b>Selling Price:</b>	\$135,000.00
<b>Interest Rate:</b>	5.000%
<b>Down payment (20%):</b>	\$27,000.00
<b>Total no of payments:</b>	360

<b>Income: (6 weeks @\$1200)</b>	6	\$1,200	\$7,200
<b>(Note: Cleaning fees and accommodations taxes not included)</b>			

Less:	Qty	Payment	Expense	Notes
Principal & Interest	12	(\$579.77)	(\$6,957.21)	
Taxes (estimate 2nd home)	1	(\$1,943.00)	(\$1,943.00)	
POA Fee	4	(\$1,622.00)	(\$6,488.00)	
Ferry Loan	4	(\$148.00)	(\$592.00)	
Capital Reserve Assessment	4	(\$150.00)	(\$600.00)	
Hazard Insurance (estimate)	1	(\$3,055.00)	(\$3,055.00)	
Flood Insurance (estimate)	1	(\$417.00)	(\$417.00)	
Regime Fee	12	(\$380.00)	(\$4,560.00)	
Electricity (estimate based on average months)	12	(\$120.00)	(\$1,440.00)	
Telephone (estimate)	12	(\$30.00)	(\$360.00)	
Cable Television (estimate)	12	(\$100.00)	(\$1,200.00)	
Pest Control (estimate)	0	\$0.00	\$0.00	Included
Trash Pickup	12	(\$35.00)	(\$420.00)	
Water and Sewer (estimate)	12	(\$45.00)	(\$540.00)	
Full Golf Dues	4	(\$3,281.00)	(\$13,124.00)	
<b>Total Expenses: (estimate)</b>	12	(\$3,474.68)	(\$41,696.21)	
<b>Net Operating Income: (estimate only, actual results will vary)</b>			(\$34,496.21)	
<b>Annual income yield:</b>			\$ (0.26)	
<b>Net Operating Income: (with 3 additional rentals @\$1200)</b>	3		\$ (30,896.21)	
<b>Annual income yield:</b>			\$ (0.23)	
Projected Net Ten-Year Appreciation (assumes 4% annual growth)	\$199,833			

*\*Note: The above pro-forma is to be used only as a guideline in evaluation, and as such, is speculative in nature. All numbers used were based upon historical data and/or best estimates. Actual results may show significant deviation from above.*

**This information provided by:**

**Cheryl and Jeff Morgan**  
**Hilton Head Island Realty and Rentals**  
Hilton Head Island, SC 29928  
**843-298-5264**

1/5/2015