

## Pro-Forma of Haig Point - 24 Lighthouse Ct

<b>Selling Price:</b>	\$1,399,000.00
<b>Interest Rate:</b>	4.000%
<b>Down payment (20%):</b>	\$279,800.00
<b>Total no of payments:</b>	360

<b>Less:</b>	<b>Qty</b>	<b>Payment</b>	<b>Expense</b>	<b>Notes</b>
Principal & Interest	12	(\$5,343.23)	(\$64,118.78)	
Taxes (estimate)	1	(\$8,130.00)	(\$8,130.00)	
POA Fee	4	(\$1,622.00)	(\$6,488.00)	
Signature Club Membership	4	(\$2,360.00)	(\$9,440.00)	
Ferry Loan	4	(\$153.00)	(\$612.00)	
Capital Reserve Assessment	4	(\$150.00)	(\$600.00)	
Insurance	1	(\$10,787.00)	(\$10,787.00)	Huff Estimate
Wind and Hail Insurance (estimate)	0	\$0.00	\$0.00	Bundled
Flood Insurance (estimate)	0	\$0.00	\$0.00	Bundled
Electricity (estimate based on average months)	12	(\$193.00)	(\$2,316.00)	
Propane	12	(\$60.00)	(\$720.00)	
Telephone (estimate)	12	(\$30.00)	(\$360.00)	
Cable Television (estimate)	12	(\$150.00)	(\$1,800.00)	
Pest Control (estimate)	1	(\$800.00)	(\$800.00)	
Trash Pickup	12	(\$35.00)	(\$420.00)	
Water and Sewer (estimate)	4	(\$185.00)	(\$740.00)	
Landscaping	12	(\$225.00)	(\$2,700.00)	
<b>Total Expenses: (estimate)</b>	12	(\$9,169.32)	(\$110,031.78)	

*\*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:**

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