

Pro-Forma of Unit 3252 at Seascapes

Selling Price:	\$138,000.00
Interest Rate:	4.000%
Down payment (30%):	\$41,400.00
Total no of payments:	360

Income: (12 Rentals @\$975 plus 5 Rentals @675) \$ 15,075.00 (estimate)
Note: Accommodations taxes not included

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$461.18)	\$ (5,534.20)	
Property Taxes (estimate)	1	\$ (1,737.00)	\$ (1,737.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (420.00)	\$ (5,040.00)	(actual)
Hazard Insurance (estimate)	0	\$ -	\$ -	(if shortfall)
HO6 Contents Insurance (estimate)	1	\$ (750.00)	\$ (750.00)	(estimate)
Electricity (estimate based on average months)	12	\$ (150.00)	\$ (1,800.00)	(estimate)
Cable Television (estimate)	12	\$ (100.00)	\$ (1,200.00)	(estimate)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)				(included)
Cleaning Fees and linens	17	\$ (75.00)	\$ (1,275.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)
Total Expenses: (estimate)			\$ (17,936.20)	

Net Operating Income: (estimate only, actual results will vary) \$ (2,861.20)
 Annual income yield: -2.1%

Net Operating Income: (Plus 3 snowbird months \$675) \$ (1,061.20)
 Annual income yield: -0.8%

Net Operating Income no mortgage: (Estimated, will vary) \$ 2,673.00
 Annual income yield: 1.9%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$204,274

Projected Ten-Year IRR: (includes 7.5% closing costs) 24.9%

**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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