

## Pro-Forma of Unit 3222 at Seascapes

<b>Selling Price:</b>	\$224,000.00
<b>Interest Rate:</b>	4.000%
<b>Down payment (30%):</b>	\$67,200.00
<b>Total no of payments:</b>	360

<b>Income: (12 Rentals @\$1295 plus 5 Rentals @795)</b>	\$ 19,515.00	(estimate)
<i>Note: Accommodations taxes not included</i>		

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$748.59)	\$ (8,983.05)	
Property Taxes (estimate)	1	\$ (2,782.00)	\$ (2,782.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (523.00)	\$ (6,276.00)	(actual)
Hazard Insurance (estimate)	0	\$ -	\$ -	(if shortfall)
HO6 Contents Insurance (estimate)	1	\$ (600.00)	\$ (600.00)	(estimate)
Electricity (estimate based on average months)	12	\$ (100.00)	\$ (1,200.00)	(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	\$ (95.00)	\$ (1,615.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)
<b>Total Expenses: (estimate)</b>			<b>\$ (23,256.05)</b>	

<b>Net Operating Income: (estimate only, actual results will vary)</b>	\$ (3,741.05)
Annual income yield:	-1.7%

<b>Net Operating Income: (Plus 3 snowbird months \$900)</b>	\$ (1,326.05)
Annual income yield:	-0.6%

<b>Net Operating Income no mortgage: (Estimated, will vary)</b>	\$ 5,242.00
Annual income yield:	2.3%

Projected Net Ten-Year Appreciation (assumes 4% annual growth)      \$331,575

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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