

Pro-Forma of Unit 213 at Barrington Court Villas

Selling Price:	\$999,000.00
Interest Rate:	4.500%
Down payment (20%):	\$199,800.00
Total no of payments:	360

Income: (26 weeks per Island Getaway) \$ 66,486.00
(Note: accommodations taxes not included)

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$4,049.43)	\$ (38,000.00)	
Taxes (estimate)	1	\$ (13,006.00)	\$ (13,006.00)	
Regime Fee	12	\$ (915.58)	\$ (10,986.96)	
Contents Insurance (estimate)	1	\$ (1,000.00)	\$ (1,000.00)	
Electricity (estimate based on average months)	12	\$ (100.00)	\$ (1,200.00)	
Telephone (estimate)	12	\$ (75.00)	\$ (900.00)	
Cable Television (estimate)	12	\$ (100.00)	\$ (1,200.00)	
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)			\$ -	(included)
Palmetto Dunes POA			\$ (659.00)	
Cleaning fees (estimated, 26 weeks rentals)	26	\$ (145.00)	\$ (3,770.00)	
Rental Management Fee (20%)			\$ (13,297.20)	
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	
Total Expenses: (estimate)			\$ (84,519.16)	

Net Operating Income: (estimate only, actual results WILL vary) \$ (18,033.16)
 Annual income yield: -1.8%

Net Operating Income without a mortgage: \$ 19,966.84
 Annual income yield: 2.00%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$1,478,764

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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