

## Pro-Forma of Unit 11-C at Fiddlers Cove

<b>Selling Price:</b>	\$139,000.00
<b>Interest Rate:</b>	4.250%
<b>Down payment (25%):</b>	\$34,750.00
<b>Total no of payments:</b>	360

<b>Projected Income:</b>				
<b>Prime Season Weekly Rentals</b>	12	\$ 875.00	\$ 10,500.00	(estimate)
<b>Off Season rentals</b>	10	\$ 650.00	\$ 6,500.00	(estimate)

*Note: Accommodations taxes not included*

<b>Less:</b>	<b>Qty</b>	<b>Payment</b>	<b>Expense</b>	<b>Notes</b>
Principal & Interest (SP less DP 30-years)	12	(\$512.85)	\$ (6,154.17)	
Property Taxes (estimate)	1	\$ (1,675.00)	\$ (1,675.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (300.00)	\$ (3,600.00)	(actual)
Hazard Insurance (estimate)	2	\$ (434.50)	\$ (869.00)	(actual)
HO6 Contents Insurance (estimate)	1	\$ (450.00)	\$ (450.00)	(estimate)
Electricity (estimate based on average months)	12	\$ (80.00)	\$ (960.00)	(estimate)
Cable Television (estimate)	12	\$ (100.00)	\$ (1,200.00)	(estimate)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)				(included)
Cleaning Fees and linens	22	\$ (90.00)	\$ (1,980.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)

**Total Expenses/Gross Income: (estimate)** \$ (17,488.17) \$ 17,000.00

**Net Operating Income: (estimate only, actual results will vary)** \$ (488.17)  
 Annual income yield: -0.4%

**Net Operating Income: (Plus 3 snowbird months \$800)** \$ 1,911.83  
 Annual income yield: 1.4%

**Net Operating Income: (estimate, NO Mortgage)** \$ 5,666.00  
 Annual income yield without a mortgage 4.1%

*\*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 and 843-298-1548**

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