

Pro-Forma of Unit 21-A at Fiddlers Cove

Selling Price:	\$114,900.00
Interest Rate:	4.250%
Down payment (25%):	\$28,725.00
Total no of payments:	360

Projected Income:

Prime Season Weekly Rentals	12	\$ 800.00	\$ 9,600.00	(estimate)
Off Season rentals	6	\$ 675.00	\$ 4,050.00	(estimate)

Note: Accommodations taxes not included

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$423.93)	\$ (5,087.15)	
Property Taxes (estimate)	1	\$ (1,427.00)	\$ (1,427.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (290.00)	\$ (3,480.00)	(actual)
Hazard Insurance (estimate)	2	\$ (545.00)	\$ (1,090.00)	(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	18	\$ (90.00)	\$ (1,620.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)

Total Expenses: (estimate) \$ (15,914.15) \$ 13,650.00

Net Operating Income: (estimate only, actual results will vary) \$ (2,264.15)
 Annual income yield: -2.0%

Net Operating Income: (Plus 3 snowbird months \$800) \$ 135.85
 Annual income yield: 0.1%

**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:

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