## **Pro-Forma of Hampton Place Villas 2BR**

 Selling Price:
 \$1,300,000.00

 Interest Rate:
 6.500%

 Down payment (20%):
 \$260,000.00

 Total no of payments:
 360

Income: (Avg per week) 18 \$ 2,150.00 \$ 38,700.00

Less:	Qty	Payment	Expense		Notes
Principal & Interest	12	(\$6,573.51)	-\$78,882.09		
Taxes (estimate)	1	\$ (4,391.00)	\$ (4,391.00)		
Regime Fee	12	\$ (398.00)	\$ (4,776.00)		
POA Fee	1	\$ (945.00)	\$ (945.00)		
Insurance (estimate)	1	\$ (1,712.00)	\$ (1,712.00)		
Electricity (estimate based on average months)	12	\$ (125.00)	\$ (1,500.00)		
Telephone (estimate)	12	\$ (26.00)	\$ (312.00)		
Cable Television (estimate)	0	\$ 	\$ /		included
Pest Control (estimate)	0	\$ -	\$ -		included
Pool Cleaning	0	\$ -	\$ -		included
Landscaping	0	\$ -	\$ -		included
Water and Sewer (estimate)	0	\$ -	\$ -		included
Cleaning	18	\$ (215.00)	\$ (3,870.00)		
Management fee (25%)	1	\$ (9,675.00)	(9,675.00)		
Total Expenses: (estimate)			\$ (106,063.09)		
Net Operating Income: (estimate only, actual results may vary) Annual income yield:				\$ (67,363.09) -5.18%	
Annual depreciation @ .037			\$ 48,100.00		
Annual Cost of Ownership				\$ (19,263.09)	
Projected Not Ton Veer Appropriation (accumes 49/ appulat growth)	¢4 024 240				

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$1,924,318

Projected Ten-Year IRR: (includes 7.5% closing costs) 16.59%

\*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. Rental estimates for 2004 provided by Seacoast Rentals

This information provided by:

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