

Pro-Forma of Unit 3427 at The Hilton Head Resort

Selling Price:	\$160,000.00
Interest Rate:	4.000%
Down payment (20%):	\$32,000.00
Total no of payments:	360

Income: (12 months at \$1200 Long Term)	12	\$ 1,200.00	\$ 14,400.00
<i>(Note: Cleaning fees and accommodations taxes not included)</i>			

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$611.09)	\$ (7,333.10)	
Property Taxes (estimate)	1	\$ (2,044.00)	\$ (2,044.00)	
Rental Furnishings Property Tax (estimate)	1	\$ (200.00)	\$ (200.00)	
Regime Fee	12	\$ (554.00)	\$ (6,648.00)	
Hazard Insurance (estimate)			\$ -	(included)
Contents Insurance (estimate)	1	\$ (483.00)	\$ (483.00)	
Electricity (estimate based on average months)	12	\$ -	\$ -	(tenant)
Telephone (estimate)	12	\$ -	\$ -	(tenant)
Cable Television (estimate)			\$ -	(included)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)			\$ -	(included)
Annual Capital Reserve Assessment	1	\$ (670.00)	\$ (670.00)	
Advertising expense - short term VRBO (estimate)	1	\$ -	\$ -	
Total Expenses: (estimate)			\$ (17,378.10)	

Net Operating Income: (estimate only, actual results will vary)	\$ (2,978.10)
Annual income yield:	-1.9%

Net Operating Income no mortgage: (estimate only)	\$ 4,355.00
Annual income yield:	2.7%

**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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