

## Pro-Forma of Unit 4123 at Hilton Head Resort

<b>Selling Price:</b>	\$57,000.00
<b>Interest Rate:</b>	4.500%
<b>Down payment (20%):</b>	\$0.00
<b>Total no of payments:</b>	0

**Income: (12 months @\$750)** \$ 9,000.00  
*(Note: Cleaning fees and accommodations taxes not included)*

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	\$0.00	\$ -	
Property Taxes (estimate)	1	\$ (830.00)	\$ (830.00)	
Rental Furnishings Property Tax (estimate)	1	\$ -	\$ -	
Regime Fee	12	\$ (413.00)	\$ (4,956.00)	
Hazard Insurance (estimate)			\$ -	(included)
Contents HO6 Insurance (estimate)	1	\$ (405.00)	\$ (405.00)	
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	\$ (500.00)	\$ (500.00)	
Advertising expense - short term VRBO (estimate)	1	\$ -	\$ -	
<b>Total Expenses: (estimate)</b>			<b>\$ (6,691.00)</b>	

**Net Operating Income: (estimate only, actual results will vary)** \$ 2,309.00  
 Annual income yield: 4.1%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$84,374

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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