

Pro-Forma of Unit 4218 at The Hilton Head Resort

Selling Price:	\$73,000.00
Interest Rate:	4.500%
Down payment (20%):	\$14,600.00
Total no of payments:	360

Income: (2013 Actual 20 rentals = 110 nights per owner) \$ 8,702.00
(Note: Cleaning fees and accommodations taxes not included)

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$295.90)	\$ (3,550.85)	
Taxes (estimate)	1	\$ (932.00)	\$ (932.00)	
Regime Fee	12	\$ (413.00)	\$ (4,956.00)	
Hazard Insurance (estimate)			\$ -	(included)
Contents Insurance (estimate)	1	\$ (483.00)	\$ (483.00)	
Electricity (estimate based on average months)	12	\$ (55.00)	\$ (660.00)	
Telephone (estimate)	12	\$ (37.00)	\$ (444.00)	
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	\$ (749.00)	\$ (749.00)	

Total Expenses: (estimate) \$ (12,274.85)

Net Operating Income: (estimate only, actual results may vary) \$ (3,572.85)
 Annual income yield: -4.9%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$108,058

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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