

Pro-Forma of Unit 255 at Seaside Villas

Selling Price:	\$129,900.00
Interest Rate:	4.250%
Down payment (25%):	\$32,475.00
Total no of payments:	360

Projected Income:				
Prime Season Weekly Rentals	12	\$ 925.00		\$ 11,100.00 (estimate)
Off Season rentals	10	\$ 575.00		\$ 5,750.00 (estimate)

Note: Accommodations taxes not included

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$479.27)	\$ (5,751.27)	
Property Taxes (estimate)	1	\$ (1,613.00)	\$ (1,613.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (325.00)	\$ (3,900.00)	(actual)
Exterior Hazard Insurance (estimate)	0	\$ -	\$ -	(included)
HO6 Contents Insurance (estimate)	1	\$ (550.00)	\$ (550.00)	(estimate)
Electricity (estimate based on average months)	12	\$ (70.00)	\$ (840.00)	(estimate)
Cable Television (estimate)	12	\$ (100.00)	\$ (1,200.00)	(estimate)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)				(included)
Cleaning Fees and linens	22	\$ (75.00)	\$ (1,650.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)

Total Expenses/Gross Income: (estimate) \$ (16,104.27) \$ 16,850.00

Net Operating Income: (estimate only, actual results will vary) \$ 745.73
 Annual income yield: 0.6%

Net Operating Income: (Plus 3 snowbird months \$950) \$ 3,595.73
 Annual income yield: 2.8%

Net Operating Income: (estimate, NO Mortgage) \$ 6,497.00
 Annual income yield without a mortgage 5.0%

**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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