

Pro-Forma of Shorewood Villas

Selling Price:	\$950,000.00
Interest Rate:	6.500%
Down payment (20%):	\$190,000.00
Total no of payments:	360

Income: (Avg per week) 18 \$ 1,100.00 \$ 19,800.00

Less:	Qty	Payment	Expense	Notes
Principal & Interest	12	(\$4,803.72)	-\$57,644.60	
Taxes (estimate)	1	\$ (2,112.00)	\$ (2,112.00)	
Regime Fee	12	\$ (400.00)	\$ (4,800.00)	
Insurance (estimate)	1	\$ (812.00)	\$ (812.00)	
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	\$ (135.00)	\$ (2,430.00)	
Management fee (25%)	1	\$ (4,950.00)	\$ (4,950.00)	

Total Expenses: (estimate) \$ (74,560.60)

Net Operating Income: (estimate only, actual results may vary) \$ (54,760.60)
 Annual income yield: -5.76%

Annual depreciation @ .037 \$ 35,150.00

Annual Cost of Ownership \$ (19,610.60)

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$1,406,232

Projected Ten-Year IRR: (includes 7.5% closing costs) 12.78%

**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 Resort Rentals' Website*

This information provided by:

Cheryl Morgan
Hilton Head Island Realty and Rentals
 Hilton Head Island, SC 29928
843-298-5264