

Pro-Forma of 1853 St Andrews Common

Selling Price:	\$184,900.00
Interest Rate:	4.000%
Down payment:	\$36,980.00
Total no of payments:	360

Vacation Rental Income VRBO net less cleaning and taxes: \$ 15,000.00

Less:	Qty	Payment	Expense	Notes
Mortgage Principal & Interest	12	(\$706.19)	(\$8,474.31)	
Property Taxes	1	\$ (2,264.00)	\$ (2,264.00)	
Monthly Regime Fee	12	\$ (475.72)	\$ (5,708.64)	
Palmetto Dunes POA	1	\$ (1,375.00)	\$ (1,375.00)	
Insurance (estimate)	1	\$ (450.00)	\$ (450.00)	
Electricity (estimate based on average months)	12	\$ (82.00)	\$ (984.00)	
Cable TV, Internet (Hargray)	12	\$ (116.68)	\$ (1,400.16)	
Pest Control (estimate)	0	\$ -	\$ -	<i>included</i>
Landscaping	0	\$ -	\$ -	<i>included</i>
Water and Sewer (estimate)	0	\$ -	\$ -	<i>included</i>

Total Expenses: (estimate) \$ (20,656.11)

Net Operating Income: (estimate only, actual results WILL vary) \$ (5,656.11)
Annual income yield: -3.06%

**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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