

Pro-Forma of Unit 7904 at Treetops

Selling Price:				\$237,000
Interest Rate:				4.000%
Down payment:	40%			\$94,800
Total no of payments:				360
Income:				\$20,450 (estimate)
In-season Rental (estimate includes cleaning)	12	\$1,350		\$16,200
Off-season Rental (estimate includes cleaning)	5	\$850		\$4,250
<i>Note: Accommodations taxes not included</i>				
Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$679)	(\$8,147)	
Property Taxes (estimate)	1	(\$2,968)	(\$2,968)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	(\$400)	(\$400)	(estimate)
Regime Fee	12	(\$464)	(\$5,568)	(actual)
Hazard Insurance (estimate)				(if shortfall)
HO6 Contents Insurance (estimate)	1	(\$713)	(\$713)	(estimate)
Electricity (estimate based on average months)	12	(\$120)	(\$1,440)	(estimate)
Cable Television (estimate)	12	(\$100)	(\$1,200)	(estimate)
Pest Control (estimate)				(included)
Water and Sewer (estimate)				(included)
Cleaning Fees and linens	17	(\$150)	(\$2,550)	(estimate)
Advertising expense - short term VRBO (estimate)	1	(\$500)	(\$500)	(estimate)
Total Expenses: (estimate)			(\$23,486)	
Net Operating Income: (estimate only, actual results will vary)				(\$3,036)
Annual income yield:				-1.3%
Net Operating Income with additional rentals:	4	\$850		(\$236)
Annual income yield:				-0.1%
Net Operating Income No Mortgage: (estimate only)				\$5,111
Annual income yield:				2.2%
Projected Net Ten-Year Appreciation (assumes 4% annual growth)	\$350,818			
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 will vary and may show significant deviation from above. When changing the numbers in this spreadsheet, modify only the cells highlighted in blue as changes will populate throughout the sheet as necessary.*

This information provided by:

Cheryl and Jeff Morgan
Hilton Head Island Realty and Rentals
 Hilton Head Island, SC 29928
843-298-5264 and 843-298-1548