

Pro-Forma of 192 Woodlake Villas

Selling Price:	\$74,900.00
Interest Rate:	4.500%
Down payment (20%):	\$14,980.00
Total no of payments:	360

Closing Costs:

Attorney Fee	\$575.00	
Title Search and Lender's title insurance	\$1,100.00	
Owner's Title Insurance	\$175.00	
Bank Origination charges	\$650.00	
Appraisal Fee	\$400.00	
Recording Fees	\$40.00	
First Month's Regime Fee	\$385.00	
Inspection	\$300.00	
Estimated Financed Closing Costs		\$3,625.00

Out of pocket - Down payment plus closing costs **\$18,605.00**

Monthly Income 12 \$ 850.00 \$ 10,200.00

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP)	12	(\$303.61)	\$ (3,643.27)	
Property Taxes (estimate)	1	\$ (957.00)	\$ (957.00)	
Regime Fee	12	\$ (385.00)	\$ (4,620.00)	
Contents Insurance (estimate)	1	\$ (450.00)	\$ (450.00)	
Electricity (estimate based on average months)	12	\$ -	\$ -	(tenant)
Telephone (estimate)	12	\$ -	\$ -	(tenant)
Cable Television (estimate)		\$ -	\$ -	(tenant)
Pest Control (estimate)		\$ -	\$ -	(included)
Water and Sewer (estimate)		\$ -	\$ -	(tenant)

Total Expenses: (estimate) **\$ (9,670.27)**

Net Operating Income: (estimate only, actual results will vary) **\$ 529.73**

Annual income yield: 0.7%
 Annual income yield on out-of-pocket: 2.8%

Net Operating Income: (No Mortgage) **\$ 4,173.00**

Annual income yield 5.6%

**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. Bank fees and closing costs vary significantly depending on the loan terms. Actual results will show significant deviation from above.*

This information provided by:

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