

Pro-Forma of 233 Wyndemere

Selling Price:	\$149,999.00
Interest Rate:	5.000%
Down payment (20%):	\$29,999.80
Total no of payments:	360

Monthly Income @\$1300/mo \$ 15,600.00

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$644.18)	\$ (7,730.18)	
Taxes (estimate)	1	\$ (1,916.00)	\$ (1,916.00)	
Regime Fee	12	\$ (399.00)	\$ (4,788.00)	
Yacht Cove HOA	1	\$ (450.00)	\$ (450.00)	
Contents Insurance (estimate)	1	\$ (600.00)	\$ (600.00)	
Electricity (estimate based on average months)	12	\$ -	\$ -	(tenant)
Telephone (estimate)	12	\$ -	\$ -	(tenant)
Cable Television (estimate)		\$ -	\$ -	(tenant)
Pest Control (estimate)		\$ -	\$ -	(included)
Water and Sewer (estimate)		\$ -	\$ -	(included)
Total Expenses: (estimate)			\$ (15,484.18)	

Net Operating Income: (estimate only, actual results may vary) \$ 115.82
 Annual income yield: 0.1%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$222,035

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 may show significant deviation from above.*

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

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