

PROFORMA

Prepared for Buyer: Investor - Starter Beach House

Home: 4 BR Close to Ocean
With Pool and Hot tub

Date: 18-Sep-17

Sale Price \$450,000.00

Initial Investment \$90,000.00

80% Finance \$360,000.00

30 Year @ 4.00%

a) Monthly Payment	\$1,718.70	X	12	\$20,624.34
b) Taxes			EST	\$2,750.00
c) Insurance			EST	\$4,000.00
d) Electricity			EST	\$3,000.00
e) Water			EST	\$1,250.00
f) Cable, Phone, Internet			EST	\$1,800.00
g)				
h)				
i) Pool and hot tub maint.			EST	\$2,750.00
j) 0				
k) MISC.				\$2,000.00

Total 12 Month Expenses \$38,174.34

In Season		@		Weeks	\$0.00
Pre/Post		@		Weeks	\$0.00
Mid-Season		@		Weeks	\$0.00
Off Season		@		Weeks	\$0.00

Total Gross Rental Income **\$42,500.00**

Management Fee 20 Percent \$8,500.00

Net Rental income \$34,000.00

Annual Income \$34,000.00 divided by 12 = monthly income \$2,833.33

Annual Expense \$38,174.34 divided by 12 = monthly expense \$3,181.20

Monthly Cash Flow (\$347.86)

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