

PROFORMA

Prepared for Buyer: Investor Level A

Home: 5 to 7 br Close to Ocean
With Pool and Hot tub

Date: 18-Sep-17

Sale Price \$625,000.00

Initial Investment \$130,000.00

79% Finance \$495,000.00

30 Year @ 4.00%

a) Monthly Payment	\$2,363.21	X	12	\$28,358.47
b) Taxes			EST	\$3,250.00
c) Insurance			EST	\$4,500.00
d) Electricity			EST	\$3,250.00
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 \$47,158.47

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

Total Gross Rental Income **\$65,000.00**

Management Fee 18 Percent \$11,700.00

Net Rental income \$53,300.00

Annual Income \$53,300.00 divided by 12 = monthly income \$4,441.67

Annual Expense \$47,158.47 divided by 12 = monthly expense \$3,929.87

Monthly Cash Flow \$511.79

*Disclaimer: This is a non-binding PROFORMA to be used for purposes of illustration.

No assurances, representations, or guarantees of the above referenced figures are given or implied.