

Pro-Forma of 1201 Seacrest

Estimated Selling Price:	\$1,300,000.00
Interest Rate:	6.500%
Down payment (20%):	\$260,000.00
Total no of payments:	360

Income: (Avg per week) 17 \$ 2,600.00 \$ 44,200.00

Less:	Qty	Payment	Expense	Notes
Principal & Interest	12	(\$6,573.51)	-\$78,882.09	
Taxes (estimate)	1	\$ (7,179.00)	\$ (7,179.00)	
Regime Fee	12	\$ (465.00)	\$ (5,580.00)	
Hazard Insurance (estimate)	1	\$ -	\$ -	(included)
Flood Insurance (estimate)	1	\$ -	\$ -	(included)
Content Insurance (estimate)	1	\$ (355.00)	\$ (355.00)	
Electricity (estimate based on average months)	12	\$ (100.00)	\$ (1,200.00)	
Telephone (estimate)	12	\$ (26.00)	\$ (312.00)	
Cable Television (estimate)	1	\$ (225.00)	\$ (225.00)	
Cleaning	17	\$ (135.00)	\$ (2,295.00)	
Management fee	25%	\$ (11,050.00)	\$ (11,050.00)	

Total Expenses: (estimate) #####

Net Operating Income: (estimate only, actual results may vary) \$ (62,878.09)
 Annual income yield: -4.84%

Annual depreciation @ .037 \$ 48,100.00

Annual Cost of Ownership \$ (14,778.09)

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$1,924,318

Projected Ten-Year IRR: (includes 7.5% closing costs) 18.70%

**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. Rental estimates provided by Sand Dollar Management*

This information provided by:

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