

## Pro-Forma of 1403 Seacrest

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

<b>Income: (Avg per week)</b>	20	\$	1,995.00		\$	39,900.00
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Less:	Qty	Payment	Expense	Notes
Principal & Interest	12	(\$6,573.51)	-\$78,882.09	
Taxes (estimate)	1	\$ (5,296.00)	\$ (5,296.00)	
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	\$ (75.00)	\$ (900.00)	
Telephone (estimate)	12	\$ (26.00)	\$ (312.00)	
Cable Television (estimate)	1	\$ (225.00)	\$ (225.00)	
Cleaning	20	\$ (105.00)	\$ (2,100.00)	
Management fee	25%	\$ (9,975.00)	\$ (9,975.00)	

**Total Expenses: (estimate)** \$ (103,625.09)

**Net Operating Income: (estimate only, actual results may vary)** \$ (63,725.09)  
 Annual income yield: -4.90%

**Annual depreciation @ .037** \$ 48,100.00

**Annual Cost of Ownership** \$ (15,625.09)

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

Projected Ten-Year IRR: (includes 7.5% closing costs) 18.31%

*\*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:**

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