# Pro-Forma of 3530 Villamare

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|---|---|
| **Estimated Selling Price:** | $975,000.00 |
| **Interest Rate:** | 6.500% |
| **Down payment (20%):** | $195,000.00 |
| **Total no of payments:** | 360 |

| | | | | |
|---|---|---|---|---|
| **Income: (Avg per week)** | 18 | $ 2,175.00 | $ 39,150.00 | |
| **Less:** | **Qty** | **Payment** | **Expense** | **Notes** |
| Principal & Interest | 12 | ($4,930.13) | -$59,161.57 | |
| Taxes (estimate) | 1 | $ (3,924.00) | $ (3,924.00) | |
| Regime Fee | 12 | $ (450.00) | $ (5,400.00) | |
| POA fee | 1 | $ (945.00) | $ (945.00) | |
| Hazard Insurance (estimate) | 1 | $ - | $ - | (included) |
| Flood Insurance (estimate) | 1 | $ (1,850.00) | $ (1,850.00) | |
| 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) | | $ - | $ - | (included) |
| Cleaning | 18 | $ (95.00) | $ (1,710.00) | |
| Management fee | 25% | $ (9,787.50) | $ (9,787.50) | |
| **Total Expenses: (estimate)** | | | $ (84,345.07) | |
| **Net Operating Income: (estimate only, actual results may vary)** | | | $ (45,195.07) | |
| Annual income yield: | | | -4.64% | |
| **Annual depreciation @ .037** | | | $ 36,075.00 | |
| **Annual Cost of Ownership** | | | $ (9,120.07) | |
| Projected Net Ten-Year Appreciation (assumes 4% annual growth) | $1,443,238 | | | |
| Projected Ten-Year IRR: (includes 7.5% closing costs) | | 19.88% | | |

**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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