

## Pro-Forma of Unit 911 at Plantation Point

<b>Selling Price:</b>			<b>\$82,000</b>
<b>Interest Rate:</b>			4.500%
<b>Down payment:</b>	20%		\$16,400
<b>Total no of payments:</b>			360
<b>Income:</b>			<b>\$12,360</b> (estimate)
Monthly Lease	12	\$950	\$11,400
Garage Lease	12	\$80	\$960
<b>Less:</b>	<b>Qty</b>	<b>Payment</b>	<b>Expense</b>
			<b>Notes</b>
Principal & Interest (SP less DP 30-years)	12	(\$332)	(\$3,989)
Property Taxes (estimate)	1	(\$1,033)	(\$1,033) (estimate)
Rental Furnishings Property Taxes (estimate)	1	\$0	\$0 (estimate)
Regime Fee	12	(\$235)	(\$2,820) (actual)
Garage Regime Fee	12	(\$53)	(\$635) (actual)
Hazard Insurance (estimate)			(if shortfall)
Owners Liability Insurance (estimate)	1	(\$400)	(\$400) (estimate)
Electricity (estimate based on average months)	12	\$0	\$0 (estimate)
Cable Television (estimate)	12	\$0	\$0 (estimate)
Pest Control (estimate)			(included)
Water and Sewer (estimate)			(included)
Cleaning Fees and linens	0	\$0	\$0 (estimate)
Advertising expense - short term VRBO (estimate)	1	\$0	\$0 (estimate)
<b>Total Expenses: (estimate)</b>			<b>(\$8,877)</b>
<b>Net Operating Income: (estimate only, actual results will vary)</b>			<b>\$3,483</b>
Annual income yield:			4.2%
<b>Net Operating Income No Mortgage: (estimate only)</b>			<b>\$7,472</b>
Annual income yield:			9.1%

*\*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 will vary and may show significant deviation from above. When changing the numbers in this spreadsheet, modify only the cells highlighted in blue as changes will populate throughout the sheet as necessary.*

**This information provided by:**

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