

Pro-Forma of 7487 Anchorage Villas

Selling Price:	\$399,000.00
Interest Rate:	6.500%
Down payment:	\$45,000.00
Total no of payments:	360

Income: (12 months at \$1400 per month estimate)	12	\$ 1,400.00	\$ 16,800.00
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Less:	Qty	Payment	Expense	Notes
Principal & Interest	12	(\$2,237.52)	-\$26,850.25	
Taxes (estimate)	1	\$ (1,697.00)	\$ (1,697.00)	
Regime Fee (12 x \$288)	12	\$ (424.00)	\$ (5,088.00)	
Hazard Insurance (estimate)			\$ -	(included)
Contents Insurance (estimate)	1	\$ (350.00)	\$ (350.00)	
Loss of Use Insurance (estimate)	1	\$ (100.00)	\$ (100.00)	
Electricity (estimate based on average months)	12	\$ (75.00)	\$ (900.00)	
Telephone (estimate)	12	\$ (29.00)	\$ (348.00)	
Cable Television (estimate)	12	\$ (46.00)	\$ (552.00)	
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)			\$ -	(included)
Contingency for slippage, repairs, assessment (estimate)	1	\$ (2,500.00)	\$ (2,500.00)	
Palmetto Dunes Association	1	\$ (900.00)	\$ (900.00)	

Total Expenses: (estimate)	\$ (39,285.25)
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Net Operating Income: (estimate only, actual results may vary)	\$ (22,485.25)
Annual income yield:	-5.64%

Projected Net Ten-Year Appreciation (assumes 4% annual growth)	\$590,617
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Projected Ten-Year IRR: (includes 7.5% closing costs)	-21.20%
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**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.*

This information provided by:

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