

Pro-Forma of Unit 21-A at Fiddlers Cove

Selling Price:	\$126,000.00
Interest Rate:	4.250%
Down payment (25%):	\$31,500.00
Total no of payments:	360

Income: (12 Rentals @\$800 plus 5 Rentals @675) \$ 12,975.00 (estimate)
Note: Accommodations taxes not included

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$464.88)	\$ (5,578.60)	
Property Taxes (estimate)	1	\$ (1,564.00)	\$ (1,564.00)	(estimate)
Rental Furnishings Property Taxes (estimate)	1	\$ (100.00)	\$ (100.00)	(estimate)
Regime Fee	12	\$ (290.00)	\$ (3,480.00)	(actual)
Hazard Insurance (estimate)	2	\$ (525.00)	\$ (1,050.00)	(actual)
HO6 Contents Insurance (estimate)	1	\$ (450.00)	\$ (450.00)	(estimate)
Electricity (estimate based on average months)	12	\$ (80.00)	\$ (960.00)	(estimate)
Cable Television (estimate)	12	\$ (100.00)	\$ (1,200.00)	(estimate)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)				(included)
Cleaning Fees and linens	15	\$ (75.00)	\$ (1,125.00)	(estimate)
Advertising expense - short term VRBO (estimate)	1	\$ (500.00)	\$ (500.00)	(estimate)
Total Expenses: (estimate)			\$ (16,007.60)	

Net Operating Income: (estimate only, actual results will vary) \$ (3,032.60)
 Annual income yield: -2.4%

Net Operating Income: (Plus 3 snowbird months \$800) \$ (632.60)
 Annual income yield: -0.5%

Projected Net Ten-Year Appreciation (assumes 4% annual growth) \$186,511

Projected Ten-Year IRR: (includes 7.5% closing costs) 24.9%

**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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