

## Pro-Forma of Unit 1402 at The Hilton Head Resort

<b>Selling Price:</b>	\$289,000.00
<b>Interest Rate:</b>	6.500%
<b>Down payment (20%):</b>	\$57,800.00
<b>Total no of payments:</b>	360

<b>Income: (17 weeks at \$750 per week estimate)</b>	17	\$ 750.00	\$ 12,750.00
<i>(Note: Cleaning fees and accommodations taxes not included)</i>			

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	(\$1,461.34)	\$ (17,536.10)	
Taxes (estimate)	1	\$ (650.00)	\$ (650.00)	
Regime Fee	12	\$ (328.00)	\$ (3,936.00)	
Hazard Insurance (estimate)			\$ -	(included)
Contents Insurance (estimate)	1	\$ (250.00)	\$ (250.00)	
Loss of Use Insurance (estimate)	1	\$ (100.00)	\$ (100.00)	
Electricity (estimate based on average months)	12	\$ (55.00)	\$ (660.00)	
Telephone (estimate)	12	\$ (29.00)	\$ (348.00)	
Cable Television (estimate)			\$ -	(included)
Pest Control (estimate)			\$ -	(included)
Water and Sewer (estimate)				(included)
Contingency for slippage, repairs, assessment (estimate)	1	\$ (750.00)	\$ (750.00)	
Advertising expense - short term VRBO (estimate)	1	\$ (300.00)	\$ (300.00)	
<b>Total Expenses: (estimate)</b>			<b>\$ (24,530.10)</b>	

<b>Net Operating Income: (estimate only, actual results may vary)</b>	\$ (11,780.10)
Annual income yield:	-4.08%

<b>Net Operating Income with 22 weeks rental:</b>	-\$9,030.10
Annual income yield - 22 weeks:	-3.12%

Projected Net Ten-Year Appreciation (assumes 4% annual growth)      \$427,791

Projected Ten-Year IRR: (includes 7.5% closing costs)      24.94%

*\*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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