

Estimated Rental Pro-Forma of Unit 2402 at Hilton Head Resort

Selling Price:		\$379,000.00
Estimated Interest Rate:		7.500%
Down payment:	30%	\$113,700.00
Total no of payments:		360

Estimated Income:		
2023 Rentals per Owner	42	\$ 1,075
		\$45,150
<i>(Note: accommodations taxes, credit card and booking fees not included)</i>		

Less:	Qty	Payment	Expense	Notes
Principal & Interest (SP less DP 30-years)	12	-\$1,855	-\$22,260	(estimate)
Property Taxes (estimate)	1	-\$5,594	-\$5,594	(estimate)
Rental Furnishings Property Tax (estimate)	1	-\$100	-\$100	(estimate)
Monthly Regime Fee	12	-\$658	-\$7,896	(2024)
Insurance Shortfall Assessment	2	-\$477	-\$954	(2024)
Hazard Insurance (estimate)			\$0	(included)
Content/Liability Insurance (HO6, estimate)	1	-\$500	-\$500	(estimate)
Electricity (estimate based on average months)	12	-\$60	-\$720	(average)
Cable Television (estimate)			\$0	(included)
Internet (estimate)			\$0	(included)
Pest Control (estimate)			\$0	(included)
Water and Sewer (estimate)			\$0	(included)
Cleaning fees (estimate)	42	-\$125	-\$5,250	(estimate)
Parking passes (high estimate - \$3/vehicle, 2 passes per rental)	42	-\$6	-\$252	(estimate)
Storage Locker Annual Rental	1	\$0	\$0	(estimate)
Annual HHI Short Term Rental License	1	-\$265	-\$265	(2024)
Annual Town of HHI Business License (estimate)	1	-\$115	-\$115	(estimate)
Advertising expense - short term VRBO, etc. (estimate)	1	-\$599	-\$599	(estimate)

Total Expenses: (estimate)	-\$44,505	\$45,150
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Net Operating Income: (estimate only, actual results will vary)		\$645
Annual income yield:		0.2%

Net Operating Income no mortgage: (estimate only)		\$22,905
Annual income yield:		6.0%

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 and **your results WILL be different! The mortgage estimate is strictly an approximate monthly payment at customary fees and rates for planning purposes and **this is NOT an offer to finance this property**. Your mortgage lender will provide a complete list of fees, rates, closing costs and payments when you apply for your loan.*

This information provided by:

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