

Pro-Forma of Unit 2402 at The Hilton Head Resort

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

Income:	17	\$ 750.00	\$ 12,750.00
<i>(Note: Cleaning fees and accommodations taxes not included)</i>			

Less:	Qty	Payment	Expense	Notes
Principal & Interest	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	\$ (30.00)	\$ (360.00)	
Cable Television (estimate)				(included)
Pest Control (estimate)				(included)
Water and Sewer (estimate)				(included)
Contingency for slippage, repairs, assessment (estimate)	1	\$ (500.00)	\$ (500.00)	
Short term rental advertising VRBO	1	\$ (300.00)	\$ (300.00)	

Total Expenses: (estimate) \$ (24,292.10)

Net Operating Income: (estimate only, actual results may vary) \$ (11,542.10)
Annual income yield: -3.99%

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:

Cheryl Morgan
Hilton Head Island Realty and Rentals
Hilton Head Island, SC 29928
843-298-5264