# Pro-Forma of Unit 3204 at The Hilton Head Resort

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|---|---|---|---|---|---|
| **Selling Price:** | | | | $165,000.00 | |
| **Interest Rate:** | | | | 6.500% | |
| **Down payment:** | | | | $33,000.00 | |
| **Total no of payments:** | | | | 360 | |
| **Income: (12 months at $850 per month estimate)** | 12 | $ 850.00 | | $ 10,200.00 | |
| ***Tenant to pay electric and phone utilities*** | | | | | |
| **Less:** | **Qty** | **Payment** | **Expense** | | **Notes** |
| Principal & Interest | 12 | ($834.33) | $ (10,011.96) | | |
| 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) | | | | | (tenant) |
| Telephone (estimate) | | | | | (tenant) |
| Cable Television (estimate) | | | | | (included) |
| Pest Control (estimate) | | | | | (included) |
| Water and Sewer (estimate) | | | | | |
| Contingency for slippage, repairs, assessment (estimate) | 1 | $ (1,000.00) | $ (1,000.00) | | |
| Management fee 15% | 12 | $ (85.00) | $ (1,020.00) | | |
| **Total Expenses: (estimate)** | | | $ (16,967.96) | | |
| **Net Operating Income: (estimate only, actual results may vary)** | | | | $ (6,767.96) | |
| Annual income yield: | | | | -4.10% | |
| **Net Operating Income with no mortgage: (estimate)** | | | | $3,244.00 | |
| **Annual income yield:** | | | | 1.97% | |
| Projected Net Ten-Year Appreciation (assumes 4% annual growth) | $244,240 | | | | |
| 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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