Pro-Forma of 2 Cotton Lane - Lawton Woods

Selling Price (plus $15,000 for pool):	$674,900.00
Interest Rate:	6.500%
Down payment (20%):	$134,980.00
Total no of payments:	360

Income: (Avg per week)	18	$ 2,200.00	$ 39,600.00

Less:	**Qty**	**Payment**	**Expense**	**Notes**
Principal & Interest	12	($3,412.66)	-$40,951.94	
Taxes (estimate)	1	$ (1,390.00)	$ (1,390.00)	
Regime Fee	12	$ (75.00)	$ (900.00)	
Insurance (estimate)	1	$ (2,100.00)	$ (2,100.00)	
Flood Insurance (estimate)	1	$ (386.00)	$ (386.00)	
Electricity (estimate based on average months)	12	$ (135.00)	$ (1,620.00)	
Telephone (estimate)	12	$ (26.00)	$ (312.00)	
Cable Television (estimate)	12	$ (48.00)	$ (576.00)	
Pest Control (estimate)	12	$ (25.00)	$ (300.00)	
Pool Cleaning	12	$ (190.00)	$ (2,280.00)	
Water and Sewer (estimate)	12	$ (35.00)	$ (420.00)	
Cleaning	18	$ (185.00)	$ (3,330.00)	
Contingency for slippage, repairs, assessment (estimate)	1	$ (1,000.00)	$ (1,000.00)	
Annual Marketing Fee	1	$ (275.00)	$ (275.00)	
Management fee (25%)	1	$ (9,900.00)	$ (9,900.00)	
Total Expenses: (estimate)			$ (65,740.94)	

Net Operating Income: (estimate only, actual results may vary)	$ (26,140.94)
Annual income yield:	-3.87%
Annual depreciation @ .037	$ 24,971.30
Annual Cost of Ownership	$ (1,169.64)
Projected Net Ten-Year Appreciation (assumes 4% annual growth)	$999,017
Projected Ten-Year IRR: (includes 7.5% closing costs)	24.05%

**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. Rental estimates for 2004 provided by SeaCoast Homes and Villas*

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