

Pro-Forma of 1751 St Andrews Common

Selling Price:	\$173,900.00
Interest Rate:	4.500%
Down payment:	\$34,780.00
Total no of payments:	360

Vacation Rental Income VRBO net less cleaning and taxes: \$ 17,000.00

Less:	Qty	Payment	Expense	Notes
Mortgage Principal & Interest	12	(\$704.90)	(\$8,458.81)	
Property Taxes	1	\$ (2,264.00)	\$ (2,264.00)	
Monthly Regime Fee	12	\$ (476.00)	\$ (5,712.00)	
Palmetto Dunes POA	1	\$ (1,375.00)	\$ (1,375.00)	
Insurance (estimate)	1	\$ (450.00)	\$ (450.00)	
Electricity (estimate based on average months)	12	\$ (100.00)	\$ (1,200.00)	
Cable TV, Internet (Hargray)	12	\$ (130.00)	\$ (1,560.00)	
Pest Control (estimate)	0	\$ -	\$ -	<i>included</i>
Landscaping	0	\$ -	\$ -	<i>included</i>
Water and Sewer (estimate)	0	\$ -	\$ -	<i>included</i>

Total Expenses: (estimate) \$ (21,019.81)

Net Operating Income: (estimate only, actual results WILL vary) \$ (4,019.81)
Annual income yield: -2.31%

**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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