

## Pro-Forma of Unit 101 Woodhaven

|                              |             |
|------------------------------|-------------|
| <b>Selling Price:</b>        | \$80,000.00 |
| <b>Interest Rate:</b>        | 6.500%      |
| <b>Down payment:</b>         | \$6,580.00  |
| <b>Total no of payments:</b> | 360         |

|                       |    |    |        |  |             |
|-----------------------|----|----|--------|--|-------------|
| <b>Rental Income:</b> | 12 | \$ | 550.00 |  | \$ 6,600.00 |
|-----------------------|----|----|--------|--|-------------|

| <b>Less:</b>   | <b>Qty</b> | <b>Payment</b> | <b>Expense</b>       | <b>Notes</b> |
|--|------------|----------------|----------------------|--------------|
| Principal & Interest                                     | 12         | (\$464.06)     | \$ (5,568.77)        |              |
| Taxes (estimate)   | 1          | \$ (300.00)    | \$ (300.00)          |              |
| Regime Fee (12 x \$288)                                  | 12         | \$ (175.00)    | \$ (2,100.00)        |              |
| 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         | \$ -           | \$ -                 | (included)   |
| Telephone (estimate)                                     | 12         | \$ (29.00)     | \$ (348.00)          |              |
| Cable Television (estimate)                              |            |                | \$ -                 | (included)   |
| Pest Control (estimate)                                  |            |                | \$ -                 | (included)   |
| Water and Sewer (estimate)                               | 12         | \$ -           | \$ -                 | (included)   |
| Contingency for slippage, repairs, assessment (estimate) | 1          | \$ (500.00)    | \$ (500.00)          |              |
| Advertising expense                                      | 1          | \$ -           | \$ -                 | (none)       |
| <b>Total Expenses: (estimate)</b>                        |            |                | <b>\$ (9,166.77)</b> |              |

|   |               |
|---|---------------|
| <b>Net Operating Income: (estimate only, actual results may vary)</b> | \$ (2,566.77) |
| Annual income yield:  | -3.21%        |

|  |           |
|--|-----------|
| Projected Net Ten-Year Appreciation (assumes 4% annual growth) | \$118,420 |
|--|-----------|

|   |        |
|---|--------|
| 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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