

PROFORMA

Prepared for Buyer: INVESTOR Top Tier Price Point

Home: Ocean Front #3

Date: 29-Jan-18

Sale Price \$2,250,000.00

Initial Investment \$675,000.00

70% Finance \$1,575,000.00

30 Year @ 4.50%

a) Monthly Payment	\$7,980.29	X	12	\$95,763.52
b) Taxes			EST	\$8,000.00
c) Insurance (Home & Flood)			EST	\$12,000.00
d) Electricity			EST	\$12,000.00
e) Water			EST	\$2,500.00
f) Cable, internet, phone			EST	\$2,250.00
g)			EST	
h)				
i) Pool/ Hot tub Maint.			EST	\$4,500.00
j) General Maintenance				\$1,000.00
k) Misc.				\$1,500.00

Total 12 Month Expenses \$139,513.52

In Season		@		Weeks	\$0.00
Pre/Post		@		Weeks	\$0.00
Mid-Season		@		Weeks	\$0.00
Off Season		@		Weeks	\$0.00

Total Gross Rental Income **\$250,000.00**

Management Fee 14 Percent \$35,000.00

Net Rental income \$215,000.00

Annual Income ##### divided by 12 = monthly income \$17,916.67

Annual Expense ##### divided by 12 = monthly expense \$11,626.13

Monthly Cash Flow \$6,290.54

*Disclaimer: This is a non-binding PROFORMA to be used for purposes of illustration.

No assurances, representations, or guarantees of the above referenced figures are given or implied.

