

PROFORMA

Prepared for Buyer: Investor Level B

Home: 6 to 8 BR Close to Ocean
With Pool and Hot tub

Date: 18-Sep-17

Sale Price \$950,000.00

Initial Investment \$190,000.00

80% Finance \$760,000.00

30 Year @ 4.00%

a) Monthly Payment	\$3,628.36	X	12	\$43,540.27
b) Taxes			EST	\$6,500.00
c) Insurance			EST	\$6,000.00
d) Electricity			EST	\$4,000.00
e) Water			EST	\$1,750.00
f) Cable, Phone, Internet			EST	\$1,800.00
g)				
h)				
i) Pool and hot tub maint.			EST	\$3,300.00
j) 0				
k) MISC.				\$2,000.00

Total 12 Month Expenses \$68,890.27

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

Total Gross Rental Income \$110,000.00

Management Fee 16 Percent \$17,600.00

Net Rental income \$92,400.00

Annual Income \$92,400.00 divided by 12 = monthly income \$7,700.00

Annual Expense \$68,890.27 divided by 12 = monthly expense \$5,740.86

Monthly Cash Flow \$1,959.14

*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.