

117/115/205/105/203/102

Property - 2 BDR CONDO

Sale Price: \$ 298,814

Yearly Forecast - Short Term Rental

	ROI	ROI	9.41%												
m2 82	Actual/History	Forecast- Total	Jan	Feb	Mar	April	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
Occupancy %	84%	77%	85%	85%	75%	75%	70%	60%	75%	85%	60%	85%	85%	85%	
Rent - daily rate	\$ 123	\$ 165.42	205	195	175	150	145	145	155	155	145	155	165	195	

15

Gross Operating Revenues	37,659	46,971	5,402	4,641	4,069	3,375	3,147	2,610	3,604	4,084	2,610	4,084	4,208	5,138
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Expenses:

0.6% of appraised value	Property Taxes	1,793	1,793		1793										
\$3.75 p m2 - p month	Maintenance / HOA Fees	3,690	3,690	308	308	308	308	308	308	308	308	308	308	308	
15% of Revenues	Commission & Property Mngt Fee	5,649	7,046	810	696	610	506	472	392	541	613	392	613	771	
\$ 4.00 p m2 Insurance	Insurance - Liability & Content	328	328	328											
\$90 per month - special community fee	Internet & Cable	1,080	1,080	90	90	90	90	90	90	90	90	90	90	90	
U\$ 115 p p AC / p room -100% Occ	Electricity	3,118	3,118	287	287	253	253	236	202	253	287	202	287	287	
U\$57 per room - 100% Occ	Water	1,039	1,039	96	96	84	84	79	67	84	96	67	96	96	
3 units @ \$125 - 2 x p/year	A/C Units service & Maintenance	750	750						375					375	
	Total Operating Expenses	17,447	18,844	1,918	3,269	1,345	1,241	1,184	1,434	1,275	1,392	1,059	1,392	1,786	1,550

Net Operating Profit	20,212	28,127	3,484	1,372	2,724	2,134	1,962	1,176	2,329	2,692	1,551	2,692	2,422	3,588
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History info on 15 months

	54%	60%
ROI on cash	6.76%	9.41%

Property - 2 BDR CONDO

Yearly Forecast - Long Term Rental

82m2	Total	Jan	Feb	Mar	April	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Revenues:													
Long Term -month rent	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000

Gross Operating Revenues	\$ 24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
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Expenses:

0.6% of appraised value	Property Taxes	1,793		1793									
\$ 4.00 p m2 Insurance	Insurance - Liability & Content	328	328										
	Commission (optional)												
\$3.75 p m2 - p month	Maintenance / HOA Fees	3,690	308	308	308	308	308	308	308	308	308	308	308
	Total Operating Expenses	5,811	636	2,100	308	308	308	308	308	308	308	308	308

Net Operating Profit	\$ 18,189	1,365	(100)	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693
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	76%
ROI on cash	6.09%