

Annual Income & Estimated Profit Forecast				
4 bedroom 3 bathroom Golf Course				
Selling Price	\$350,000			
\$ per night	\$150.00			
			Occupancy Rate	
			80%	85%
			Forecast Annual Income	
			\$43,800.00	\$46,537.50
Expenditure	Monthly	Annual		
HOA	\$130.00	\$1,560.00	\$1,560.00	\$1,560.00
Pool Clean	\$97.00	\$1,164.00	\$1,164.00	\$1,164.00
Rental Commission 15%	\$548	\$6,570	\$6,570.00	\$6,980.63
Management Fees	\$145	\$1,740	\$1,740.00	\$1,740.00
Electricity	\$350.00	\$4,200.00	\$4,200.00	\$4,200.00
TV/Tel (Incl in HOA sometimes)	\$150.00	\$1,800.00	\$1,800.00	\$1,800.00
Interior Insurance	\$200.00	\$2,400.00	\$2,400.00	\$2,400.00
Repairs and Pest Control	\$100.00	\$1,200.00	\$1,200.00	\$1,200.00
Water Utility	\$125.00	\$1,500.00	\$1,500.00	\$1,500.00
A/C Filter	\$15.00	\$180.00	\$180.00	\$180.00
Reserves	\$250.00	\$3,000.00	\$3,000.00	\$3,000.00
Property Tax 1%	\$292	\$3,500.00	\$3,500.00	\$3,500.00
Total Expenditure	\$2,401.17	\$28,814.00	\$28,814.00	\$29,224.63
Annual Profit			\$14,986.00	\$17,312.88
ROI			4.28%	4.95%
Weeks Occupied			41.60	44.20
Investors should do their own research, get professional advice and conduct due diligence prior to investing. Numbers are approximate, and should not be construed as a contract for returns				

