

BUYING PROCESS

→ SELLING PRICE		\$ 270,000
DEPOSIT		
First Deposit, <i>Reservation</i>		\$ 5,000
Second Deposit, <i>Due on contract</i>		\$ 15,000
Final Deposit, <i>Closing</i>		\$ 250,000
		<hr/>
		\$ 270,000
OTHER CHARGES		
Legal, Transaction & Closing Fees	3.0%	\$ 8,100
→ TOTAL CASH OUTLAY		\$ 278,100

EXPENSES

→ MONTHLY		
HOA Fee (<i>Maintenance of ALL the amenities</i>)		\$ 750
- <i>Lazy River, Water Slide, Pools, Gym, Playground, Volleyball Court and more</i>		
- <i>Exterior Maintenance of the building & Common grounds</i>		
- <i>Pest Control (\$65), Cable TV (\$80), WiFi (\$80)</i>		
Cleaning (<i>2 cleans</i>)		\$ 200
Electricity & Water (<i>Average</i>)		\$ 200
Property Taxes (<i>\$2,200 a yr: Prorated 12 months</i>)		\$ 184
Property Insurance (<i>\$1,200 a yr: Prorated 12 months</i>)		\$ 100
MONTHLY		<hr/>
		\$ 1,434
→ ESTIMATED ANNUAL EXPENSES	-	\$ 17,208

ESTIMATED RENTAL PROJECTIONS

→ Rates per day (<i>\$110- \$250 depending on season & source of rental</i>)		
→ Conservative daily rental income (<i>Estimated Net Income</i>)	→	\$ 170
→ 60% Occupancy Rate (<i>219 days</i>)	+	\$ 37,230
→ 75% Occupancy Rate (<i>with owner bookings</i>)		<hr/>
		\$ 46,410

Rental Incomes are based on Low, Mid & High Seasons from; US-Canadian-South American-European Markets-Owners Bookings-Travel agencies & the World Wide Web.

- Snowbirds, Spring training (Soccer & Baseball), Spring Break, Easter, Summer Vacation, Half-term, Thanksgiving and Christmas
- To MAXIMIZE rental income, it is recommended that owners advertise/ participate renting through friends, families & the Internet

ESTIMATED PROFIT

60% Occupancy Rate	\$ 37,230
Estimated Annual Expenses	\$ (17,208)
Profit towards Mortgage Payment	<hr/>
Principal & Interest Only	\$ 20,022
Taxes & Insurance included in the monthly expenses	

DISCLOSURE

This spreadsheet does NOT offer the sale of any securities and ONLY serves as a guide
Buyers should thoroughly familiarize themselves with any property contemplated for purchase