

RE/MAX OCEAN REALTY

Semi- Ocean front (1 back)
6 Bedroom 6 Bath
Corolla, NC

Price				
Furnishings	Bill of Sale for	\$1.00		-
Selling Price				1,129,000
Down Payment			20%	<u>225,000</u>
First Trust Amount				904,000
Second Trust Amount				-
<u>Estimated Expenses</u>	interest only	<u>Monthly</u>		<u>Annual</u>
First Trust	(6.50% interest only)	\$ 4,896.66	\$	58,759.92
Second Trust Amount			\$	-
County Taxes		352.00		4,224.00
Insurance	(Fire, Wind, Flood, Liability)	292.00		3,504.00
Electricity		197.00		2,364.00
Water & Sewer		82.00		984.00
Cable TV	(Basic Service)	52.00		624.00
Telephone	(Basic Service)	32.00		384.00
Homeowner Association Dues				-
Pool & Hot Tub Maintenance		125.00		1,500.00
User fees	Estimated	-		-
Maintenance Program				-
Total Expenses		6,028.66		<u>72,343.92</u>
<u>Rental Projections</u>			Months	
Prime				65,000
Pre & Post Season				-
Value Week				-
Mid Season				-
Holiday				-
Off season				-
Total Estimated Gross Rental Weeks & Income				<u>65,000.00</u>
Management Fee			18.0%	<u>11,700.00</u>
Net Estimated Rental Income				53,300.00
Estimated Income, Net of Expenses		(1,586.99)		(19,043.92)

The figures expressed in this ProForma should be used only as a guideline; information is based on both known and estimated current data. The numbers cited above do not include any provisions for deductions which may be available to you through your personal tax situation. Consult your Tax Accountant who may provide you with that information.

Five Year Estimated Appreciation

			Value
	Assumed Appreciation Rate	4.50%	
Purchase Price			\$ 1,129,000
	Year One Appreciation	50,805	1,179,805
	Year Two Appreciation	53,091	1,232,896
	Year Three Appreciation	55,480	1,288,377
	Year Four Appreciation	57,977	1,346,354
	Year Five Appreciation	60,586	1,406,939
	Five Year Total Appreciation	277,939	1,406,939

<u>* Return on Invested Capital</u>	<u>Based on Appreciation ONLY</u>	<u>Annual Return</u>
	Year One	21.87%
	Year Two	22.89%
	Year Three	23.95%
	Year Four	25.06%
	Year Five	<u>26.22%</u>
	Return on Invested Capital	Five Year Total
		122.82%

* Calculations are based on Year One rental rates; rates generally increase approximately 3% annually.

<u>Depreciation</u>	(Values based on comparable data)	<u>Depreciation</u> <u>Years</u>	<u>Annual</u> <u>Depreciation</u>
Land - Tax Basis		15	-
House - Tax Basis	470,000	27.5	17,090.91
Furnishings - Tax Basis		7	-
Annual Depreciation, Each of First Five Years			17,090.91
Year One	Cash Flow	First Year	(19,043.92)
	Depreciation	First Year	(17,090.91)
	Cumulative Year One Gain (Loss) Applied to Schedule C		(36,134.83)
	<u>Year One Return on Invested Capital</u>		
Assumed Tax Rate & Potential Tax Savings		28%	\$ 10,118
Equity Build Up		First Year	
First Year Appreciation		First Year	50,805
Net Potential Gain		First Year	\$ 60,923
Potential Gain (Loss) as a Percentage of Invested Capital		First Year	26.37%

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