



ROI Projection Estimate

This document represents an estimated projection of what the unit is capable of generating annually based upon the unit's past rental history & or those units in the same complex as well as current trends in the local vacation rental market. It should not be interpreted as a guarantee of any future performance.

Subject Condo

Complex Name	Emerald Skye	# Bedrooms	1
Unit #		32 # Baths	1
Asking Price	480,000	Sq Footage	763

comps - 475K & 482K updated 2022

Purchase Price **460,000**

Projected Gross Rental Income		\$50,000
Mngmt Co. Commission	15%	\$7,500

Net Rental Income after Comm **\$42,500**

HOA Dues	\$480 monthly	\$5,760
Utilities (estimated)	\$150 monthly	\$1,800
Estimated Maintenance	3% of GRI	\$1,500

Annual Property Tax Expense		\$900
Insurance Expense	Estimated	\$1,200

Mortgage Payment	\$2,180.63	Down Payment: 25%	\$26,167.62
Interest Rate:	6.50%		
Term in years:	30		

Sum Estimated Fixed Expenses **\$37,328**

Annual	\$5,172.38
Monthly	\$431.03

Monthly Cash Flow is projected to be \$431

Annual Cash Flow is projected to be \$5,172

Down Payment	\$115,000.00	LOAN AMOUNT	
Improvement Cost	\$0.00		\$345,000.00
Closing Costs (estimated)	\$12,000.00		
Initial Investment Total		\$127,000.00	

ROI **4.07%**