

## Azur Resort 5 Bedroom

|                         |                  |
|-------------------------|------------------|
| <b>List Price:</b>      | <b>\$460,000</b> |
| Property Type:          | 5 Bedroom Unit   |
| Additional Information: |                  |

### Monthly Income Statement

#### REVENUE

|                                     |                |
|-------------------------------------|----------------|
| Monthly Gross Rental Income         | \$5,829        |
| Rental Vacancy Rate                 | 0% \$0         |
| <b>GROSS OPERATING INCOME (GOI)</b> | <b>\$5,829</b> |

#### MONTHLY OPERATING EXPENSES

|   |                |
|---|----------------|
| Property Taxes                            | \$525          |
| Insurance                                 | \$90           |
| Other Expenses                            | \$287          |
| Property Management                       | 23% \$1,341    |
| Condo Fees                                | \$260          |
| <b>TOTAL NET OPERATING EXPENSES (NOE)</b> | <b>\$2,503</b> |

**NET OPERATING INCOME (GOI-NOE) \$3,326**

#### MONTHLY DEBT SERVICE

|                                   |                |
|-----------------------------------|----------------|
| Mortgage Payment                  | \$2,068.45     |
| 2nd Mortgage or LOC Payment       | \$0            |
| <b>TOTAL MONTHLY DEBT SERVICE</b> | <b>\$2,068</b> |

**ESTIMATED NET MONTHLY CASH \$1,258**

#### Mortgage Payment Breakdown

|                      |          |            |
|----------------------|----------|------------|
| Down Payment         | 25%      | \$115,000  |
| Mortgage Amount      |          | \$345,000  |
| Interest Rate        | Variable | 6.00%      |
| Amortization (years) |          | 30         |
| Monthly Payment      |          | \$2,068.45 |

#### CASH REQUIRED TO CLOSE

|                   |           |
|-------------------|-----------|
| Down Payment      | \$115,000 |
| Closing Costs @4% | \$16,800  |
| Furniture Package | \$57,500  |

**TOTAL CASH REQUIRED \$189,300**

#### RETURN ON INVESTMENT

|                              |             |
|------------------------------|-------------|
| Cash Flow                    | \$15,095    |
| Principal Recapture          | \$4,237     |
| Passive Appreciation (yr/yr) | 6% \$27,600 |
| Active Appreciation          | \$0         |

**YEAR ONE TOTAL ROI 24.79%**

## Azur Resort 5 Bedroom

|                         |                  |
|-------------------------|------------------|
| <b>List Price:</b>      | <b>\$450,000</b> |
| Property Type:          | 5 Bedroom Unit   |
| Additional Information: |                  |

### Monthly Income Statement

#### REVENUE

|                                     |                |
|-------------------------------------|----------------|
| Monthly Gross Rental Income         | \$5,829        |
| Rental Vacancy Rate                 | 0% \$0         |
| <b>GROSS OPERATING INCOME (GOI)</b> | <b>\$5,829</b> |

#### MONTHLY OPERATING EXPENSES

|   |                |
|---|----------------|
| Property Taxes                            | \$525          |
| Insurance                                 | \$90           |
| Other Expenses                            | \$287          |
| Property Management                       | 23% \$1,341    |
| Condo Fees                                | \$260          |
| <b>TOTAL NET OPERATING EXPENSES (NOE)</b> | <b>\$2,503</b> |

**NET OPERATING INCOME (GOI-NOE) \$3,326**

#### MONTHLY DEBT SERVICE

|                                   |                |
|-----------------------------------|----------------|
| Mortgage Payment                  | \$2,023.48     |
| 2nd Mortgage or LOC Payment       | \$0            |
| <b>TOTAL MONTHLY DEBT SERVICE</b> | <b>\$2,023</b> |

**ESTIMATED NET MONTHLY CASH \$1,303**

#### Mortgage Payment Breakdown

|                      |          |            |
|----------------------|----------|------------|
| Down Payment         | 25%      | \$112,500  |
| Mortgage Amount      |          | \$337,500  |
| Interest Rate        | Variable | 6.00%      |
| Amortization (years) |          | 30         |
| Monthly Payment      |          | \$2,023.48 |

#### CASH REQUIRED TO CLOSE

|                   |           |
|-------------------|-----------|
| Down Payment      | \$112,500 |
| Closing Costs @4% | \$16,800  |
| Furniture Package | \$57,500  |

**TOTAL CASH REQUIRED \$186,800**

#### RETURN ON INVESTMENT

|                              |             |
|------------------------------|-------------|
| Cash Flow                    | \$15,634    |
| Principal Recapture          | \$4,145     |
| Passive Appreciation (yr/yr) | 6% \$27,000 |
| Active Appreciation          | \$0         |

**YEAR ONE TOTAL ROI 25.04%**