



## Cottages at Kilmarlic

# RENTAL INVESTMENT PROFORMA

**2 Bedrooms, 2 Baths and a Loft - Sleeps 6 People**

	20%
	Rental Home
Sales Price	\$ 310,000.00
Total Sales Price	\$ 310,000.00
Initial Investment by Buyer (Closing costs not included)	\$ 62,000.00
<b>ESTIMATED ANNUAL RENTAL INCOME</b>	<b>\$ 34,072.00</b>
Less: Kees Property Management Fee	\$ 4,266.00
Less: Kees Linens and Cleaning Fee	\$ 5,060.00
Less: Kees Other Fees	\$ 511.00
<b>Net Owner Rental Income</b>	<b>\$ 24,235.00</b>

### ANNUAL EXPENSES (Approximate)

Homeowners Dues (\$250/pm)	\$ 3,000.00
Insurance	\$ 1,900.00
Property Taxes	\$ 992.00
Electricity	\$ 1,100.00
Water and Sewer	\$ 550.00
Cable/Internet/Phone	\$ 1,200.00
Telephone	\$ -
Landscaping & grounds maintenance (Included)	\$ -
<b>Total Annual Expenses</b>	<b>\$ 8,742.00</b>

<b>NET INCOME BEFORE DEBT SERVICE</b>	<b>\$ 15,493.00</b>
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### FINANCIAL DATA

Interest Rate (subject to change based on the market)	4.500%
Term	30
Loan to value	80%
Mortgage Amount	\$ 248,000.00
Principal & Interest	\$ 1,276.85
Annual Mortgage Payment	\$ 15,322.20

<b>ANNUAL CASH FLOW</b>	<b>\$ 170.80</b>
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<b>ANNUAL CASH FLOW</b>	<b>\$ 14.23</b>
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Please refer to your mortgage lender, financial, accountant and attorney for advice.

Ellu Team and its agents are real estate professionals and can not provide any investment or legal advice.

All the above numbers are approximate and this proforma is only an example and subject to change.