

Cottages at Kilmarlic RENTAL INVESTMENT PROFORMA

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

Term 30			20%	
Total Sales Price \$ 310,000.00			Rental Home	
Initial Investment by Buyer (Closing costs not included)	Sales Price		310,000.00	
ESTIMATED ANNUAL RENTAL INCOME Less: Kees Property Management Fee Less: Kees Linens and Cleaning Fee Less: Kees Other Fees Net Owner Rental Income ANNUAL EXPENSES (Approximate) Homeowners Dues (\$250/pm) Insurance Property Taxes Electricty Water and Sewer Cable/Internet/Phone Telephone Landscaping & grounds maintenance (Included) Total Annual Expenses NET INCOME BEFORE DEBT SERVICE FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW \$ 1,200.00 \$ 24,235.00 \$ 3,000.00 \$ 3,000.00 \$ 1,900.00 \$ 1,000.00 \$ 1,000.00 \$ 550.00 \$ 1,200.00 \$ 1,200.00 \$ 1,200.00 \$ 1,200.00 \$ 24,200.00 \$ 3,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 2,000.00 \$ 3,000.00 \$ 1,000.00 \$ 1,000.00 \$ 3,000.00 \$ 1,000.00 \$ 1,000.00 \$ 3,000.00 \$ 1,000.00 \$ 1,000.00 \$ 4,500% \$ 3,000.00 \$ 1,000.00 \$ 1,000.00 \$ 248,000.00 \$ 1,276.85 Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW	Total Sales Price	\$	310,000.00	
Less: Kees Property Management Fee \$ 4,266.00 Less: Kees Linens and Cleaning Fee \$ 5,060.00 Less: Kees Other Fees \$ 511.00 Net Owner Rental Income \$ 24,235.00 ANNUAL EXPENSES (Approximate) * 3,000.00 Homeowners Dues (\$250/pm) \$ 3,000.00 Insurance \$ 1,900.00 Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 FINANCIAL DATA \$ 15,493.00 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	Initial Investment by Buyer (Closing costs not included)		62,000.00	
Less: Kees Unens and Cleaning Fee \$ 5,060.00 Less: Kees Other Fees \$ 511.00 Net Owner Rental Income \$ 24,235.00 ANNUAL EXPENSES (Approximate) ** Homeowners Dues (\$250/pm) \$ 3,000.00 Insurance \$ 1,900.00 Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	ESTIMATED ANNUAL RENTAL INCOME		34,072.00	
Less: Kees Other Fees \$ 511.00 Net Owner Rental Income \$ 24,235.00 ANNUAL EXPENSES (Approximate) Homeowners Dues (\$250/pm) \$ 3,000.00 Insurance \$ 1,900.00 Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - 1,200.00 Telephone \$ - 550.00 Landscaping & grounds maintenance (Included) \$ - 500.00 Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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 ANNUAL CASH FLOW \$ 170.80	Less: Kees Property Management Fee		4,266.00	
Net Owner Rental Income \$ 24,235.00	Less: Kees Linens and Cleaning Fee	\$	5,060.00	
ANNUAL EXPENSES (Approximate) Homeowners Dues (\$250/pm) \$ 3,000.00 Insurance \$ 1,900.00 Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	Less: Kees Other Fees	\$	511.00	
Homeowners Dues (\$250/pm) \$ 3,000.00 Insurance	Net Owner Rental Income	\$	24,235.00	
Insurance \$ 1,900.00 Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	ANNUAL EXPENSES (Approximate)			
Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	Homeowners Dues (\$250/pm)		3,000.00	
Property Taxes \$ 992.00 Electricty \$ 1,100.00 Water and Sewer \$ 550.00 Cable/Internet/Phone \$ 1,200.00 Telephone \$ - Landscaping & grounds maintenance (Included) \$ - Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	Insurance	\$	1,900.00	
Cable/Internet/Phone Telephone Landscaping & grounds maintenance (Included) Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW \$ 1,200.00 \$ 4,200.00 \$ 4,500% \$ 80% \$ 80% \$ 1,276.85 \$ 1,276.85 \$ 1,276.85	Property Taxes	\$	992.00	
Cable/Internet/Phone Telephone Landscaping & grounds maintenance (Included) Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW \$ 1,200.00 \$ 4,200.00 \$ 4,500% \$ 80% \$ 80% \$ 1,276.85 \$ 1,276.85 \$ 1,276.85	Electricty	\$	1,100.00	
Cable/Internet/Phone Telephone Landscaping & grounds maintenance (Included) Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW \$ 1,200.00 \$ 4,200.00 \$ 4,500% \$ 80% \$ 80% \$ 1,276.85 \$ 1,276.85 \$ 1,276.85	Water and Sewer	\$	550.00	
Telephone Landscaping & grounds maintenance (Included) Total Annual Expenses NET INCOME BEFORE DEBT SERVICE FINANCIAL DATA Interest Rate (subject to change based on the market) Term Joan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW Telephone \$	Cable/Internet/Phone	\$	1,200.00	
Total Annual Expenses \$ 8,742.00 NET INCOME BEFORE DEBT SERVICE \$ 15,493.00 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	Telephone	\$		
FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment \$ 15,493.00 4.500% \$ 248,000.00 \$ 1,276.85 \$ 1,276.85	Landscaping & grounds maintenance (Included)	\$	-	
FINANCIAL DATA Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW 4.500% 4.500% \$ 248,000.00 \$ 1,276.85 \$ 1,276.85	Total Annual Expenses	\$	8,742.00	
Interest Rate (subject to change based on the market) Term Loan to value Mortgage Amount Principal & Interest Annual Mortgage Payment ANNUAL CASH FLOW 4.500% 4.500% \$ 248,000.00 \$ 1,276.85 \$ 1,276.85	NET INCOME BEFORE DEBT SERVICE	\$	15,493.00	
Term 30 Loan to value 80% Mortgage Amount \$ 248,000.00 Principal & Interest \$ 1,276.85 Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW \$ 170.80	FINANCIAL DATA			
Loan to value 80% Mortgage Amount \$ 248,000.00 Principal & Interest \$ 1,276.85 Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW \$ 170.80	Interest Rate (subject to change based on the market)		4.500%	
Mortgage Amount \$ 248,000.00 Principal & Interest \$ 1,276.85 Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW \$ 170.80	Term		30	
Principal & Interest \$ 1,276.85 Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW \$ 170.80	Loan to value		80%	
Annual Mortgage Payment \$ 15,322.20 ANNUAL CASH FLOW \$ 170.80	Mortgage Amount	\$	248,000.00	
ANNUAL CASH FLOW \$ 170.80	Principal & Interest		1,276.85	
	Annual Mortgage Payment	\$	15,322.20	
ANNUAL CASH FLOW \$ 14.23	ANNUAL CASH FLOW		170.80	
	ANNUAL CASH FLOW	\$	14.23	

Please refer to your mortgage lender, financial, accountant and attorney for advice.

Eillu 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.