



SHORT TERM RENTAL

PROJECT		ANNABELLA HILL					
UNIT	#6 - ORCHID BUILDING						
BEDROOMS	2						
PRICE	\$238,946.00						
FURNETURE PACKAGE (Aprox.)	\$25,000.00						
TOTAL	\$263,946.00						
% RENTAL PROGRAM	15%						
PRICE PER NIGHT	\$200.00						
H.O.A PER MONTH	\$240.00						
ELECTRICITY PER MONTH	\$200.00						
INTERNET & WATER SERVICE	\$120.00						
OCCUPANCY							
	AVERAGE				HIGH	LOW	
OCCUPANCY RATE	70%	80%	60%				
GROSS INCOME	\$51,100.00	\$58,400.00	\$43,800.00				
ANNUAL EXPENSES							
% RENTAL PROGRAM	\$7,665.00	\$8,760.00	\$6,570.00				
H.O.A	\$2,880.00	\$2,880.00	\$2,880.00				
ELECTRICITY	\$2,400.00	\$2,400.00	\$2,400.00				
INTERNET & WATER SERVICE	\$1,440.00	\$1,440.00	\$1,440.00				
TOTAL ANNUAL EXPENSES	\$14,385.00	\$15,480.00	\$13,290.00				
NET INCOME	\$36,715.00	\$42,920.00	\$30,510.00				
R.O.I.% (RETURN ON INVESTMENT)							
R.O.I.%	15.37%	17.96%	12.77%				

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SHORT TERM RENTAL

PROJECT		ANNABELLA HILL					
UNIT	#9 - TULIP BUILDING						
BEDROOMS	2+ ROOF TOP						
PRICE	\$337,182.00						
FURNETURE PACKAGE (Aprox.)	\$30,000.00						
TOTAL	\$367,182.00						
% RENTAL PROGRAM	15%						
PRICE PER NIGHT	\$250.00						
H.O.A PER MONTH	\$325.00						
ELECTRICITY PER MONTH	\$230.00						
INTERNET & WATER SERVICE	\$120.00						
OCCUPANCY							
	AVERAGE				HIGH	LOW	
OCCUPANCY RATE	70%	80%	60%				
GROSS INCOME	\$63,875.00	\$73,000.00	\$54,750.00				
ANNUAL EXPENSES							
% RENTAL PROGRAM	\$9,581.25	\$10,950.00	\$8,212.50				
H.O.A	\$3,900.00	\$3,900.00	\$3,900.00				
ELECTRICITY	\$2,760.00	\$2,760.00	\$2,760.00				
INTERNET & WATER SERVICE	\$1,440.00	\$1,440.00	\$1,440.00				
TOTAL ANNUAL EXPENSES	\$17,681.25	\$19,050.00	\$16,312.50				
NET INCOME	\$46,193.75	\$53,950.00	\$38,437.50				
R.O.I.% (RETURN ON INVESTMENT)							
R.O.I.%	13.70%	16.00%	11.40%				

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SHORT TERM RENTAL

PROJECT	ANNABELLA HILL		
UNIT	#10- TULIP BUILDING		
BEDROOMS	1		
PRICE	\$218,745.00		
FURNETURE PACKAGE (Aprox.)	\$20,000.00		
TOTAL	\$238,745.00		
% RENTAL PROGRAM	15%		
PRICE PER NIGHT	\$160.00		
H.O.A PER MONTH	\$195.00		
ELECTRICITY PER MONTH	\$170.00		
INTERNET & WATER SERVICE	\$120.00		
OCCUPANCY			
	AVERAGE	HIGH	LOW
OCCUPANCY RATE	70%	80%	60%
GROSS INCOME	\$40,880.00	\$46,720.00	\$35,040.00
ANNUAL EXPENSES			
% RENTAL PROGRAM	\$6,132.00	\$7,008.00	\$5,256.00
H.O.A	\$2,340.00	\$2,340.00	\$2,340.00
ELECTRICITY	\$2,040.00	\$2,040.00	\$2,040.00
INTERNET & WATER SERVICE	\$1,440.00	\$1,440.00	\$1,440.00
TOTAL ANNUAL EXPENSES	\$11,952.00	\$12,828.00	\$11,076.00
NET INCOME	\$28,928.00	\$33,892.00	\$23,964.00
R.O.I.% (RETURN ON INVESTMENT)			
R.O.I.%	13.22%	15.49%	10.96%



Annabella Hill

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