



ESTIMATE FOR 2019		Short Term Rentals	Long Term Rentals
HISPANIOLA BEACH INCOME & EXPENSES ESTIMATION		2 Bedroom/ 2.5 Washroom Unit Price:\$239,000	2 Bedroom/ 2.5 Washroom Unit Price:\$239,000
Expenses Estimated		US\$	US\$
<b>Maintenance Fee:</b> water, garbage, security, project management, maintenance of common areas and illumination, back up power generator		290	290
<b>Internet</b>		38	38
<b>TV cable</b> per receiver box		18	18
<b>Rental management / administration</b>		100	50
<b>Electricity:</b> average consumption approximate monthly invoice due to meter reading		150	Paid by Tenant (Like Toronto)
<b>Total Expenses Per Month:</b>		<b>\$ 596.00</b>	<b>\$ 396.00</b>
Monthly average <b>Short Term renting income</b> based on 70% occupancy per year at short term rate ( 20% commission deducted)	\$220 Per Night - 2 Bedroom Unit	3,747	
Monthly average renting income on monthly basis long term net (10% commission deducted)	\$2500 Per Night for 2 Bedroom 2.5 Washroom		2250
Maid Service Optional Extra \$195.00 per Month 5xPer Week Cleaning of Unit (Not Included In Expenses)			
<b>Approximate Average</b>	<b>Total income Per Month:</b>	<b>\$ 3,151.33</b>	<b>\$ 1,854.00</b>

50% Cash + 50 % Developer <u>Mortgage Paid Off In 5 Years!</u>							
Price	Deposit	Net Short Term Rental Income Per Year	Interest Payment	Mortgage Payment Per Year	Net Income Per Year	Cap Rate	ROI
\$ 239,000.00	119,500	37,816	0	23,900	13,916	16%	32%

50% Heloc + 50 % Developer <u>Mortgage Paid Off In 5 Years!</u>							
Price	Deposit	Net Short Term Rental Income Per Year	Interest Payment (HELOC at 4%)	Mortgage Payment Per Year	Net Income	Cap Rate	ROI
\$ 239,000.00	0	37,816	4,780	23,900	9,136	14%	-

100% Cash							
Price (10% cash discount)	Deposit	Net Short Term Rental Income Per Year	Interest Payment	Mortgage Payment Per Year	Net Income	Cap Rate	ROI
\$ 215,010.00	215,010	37,816	0	0	37,816	18%	18%

**Contact The Sales Centre To Reserve!**  
**Address:** 10376 Yonge St, Richmond Hill. Unit 306  
**Email Your Reservation Sheet To:** [Contact@NewGTAcondos.com](mailto:Contact@NewGTAcondos.com)  
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