



### Vacation Rental Yield Estimate - First year

| Ocean Bay |           | Prices         | Conservative case |          |          |           |                |                        |             |                       |             |           | Expenditure    |                |          |             |                            |                       |
|-----------|-----------|----------------|-------------------|----------|----------|-----------|----------------|------------------------|-------------|-----------------------|-------------|-----------|----------------|----------------|----------|-------------|----------------------------|-----------------------|
| Bedrooms  | Property  | Property value | Peak rate         | Mid Rate | Low Rate | Ave. rate | Occupancy rate | Total Income per annum | Gross yield | Total Annual Expenses | Net Income  | Net Yield | Management fee | Community fees | Water    | Electricity | Telephone, cable, internet | Total Annual Expenses |
| 1         | 3RD FLOOR | \$259,000.00   | \$205.00          | \$130.00 | \$95.00  | \$151.99  | 60%            | \$ 33,285.00           | 12.85%      | \$16,483.50           | \$16,801.50 | 6.49%     | \$9,985.50     | \$3,000.00     | \$480.00 | \$2,418.00  | \$600.00                   | \$16,483.50           |
| 1         | 4TH FLOOR | \$279,000.00   | \$205.00          | \$130.00 | \$95.00  | \$151.99  | 60%            | \$ 33,285.00           | 11.93%      | \$16,483.50           | \$16,801.50 | 6.02%     | \$9,985.50     | \$3,000.00     | \$480.00 | \$2,418.00  | \$600.00                   | \$16,483.50           |
| 3         | 1ST FLOOR | \$855,000.00   | \$450.00          | \$390.00 | \$300.00 | \$447.37  | 60%            | \$ 97,974.00           | 11.46%      | \$39,955.40           | \$58,018.60 | 6.79%     | \$29,392.20    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,955.40           |
| 3         | 1ST FLOOR | \$895,000.00   | \$450.00          | \$390.00 | \$300.00 | \$447.37  | 60%            | \$ 97,974.00           | 10.95%      | \$39,955.40           | \$58,018.60 | 6.48%     | \$29,392.20    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,955.40           |
| 3         | 2ND FLOOR | \$970,000.00   | \$450.00          | \$390.00 | \$300.00 | \$447.37  | 60%            | \$ 97,974.00           | 10.10%      | \$39,955.40           | \$58,018.60 | 5.98%     | \$29,392.20    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,955.40           |
| 3         | 3RD FLOOR | \$989,000.00   | \$450.00          | \$390.00 | \$300.00 | \$447.37  | 60%            | \$ 97,974.00           | 9.91%       | \$39,955.40           | \$58,018.60 | 5.87%     | \$29,392.20    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,955.40           |
| 3         | 3RD FLOOR | \$1,030,000.00 | \$450.00          | \$390.00 | \$300.00 | \$447.37  | 60%            | \$ 97,974.00           | 9.51%       | \$39,955.40           | \$58,018.60 | 5.63%     | \$29,392.20    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,955.40           |
| 3         | PENTHOUSE | \$1,270,000.00 | \$490.00          | \$430.00 | \$330.00 | \$492.49  | 60%            | \$ 107,856.00          | 8.49%       | \$43,520.00           | \$64,336.00 | 5.07%     | \$32,356.80    | \$6,000.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$43,520.00           |
| 3         | PENTHOUSE | \$1,320,000.00 | \$490.00          | \$430.00 | \$330.00 | \$492.49  | 60%            | \$ 107,856.00          | 8.17%       | \$43,520.00           | \$64,336.00 | 4.87%     | \$32,356.80    | \$6,000.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$43,520.00           |

Note:  
Figures are indicative and are provided for illustration purposes only.



### Vacation Rental Yield Estimate - Second year

| Ocean Bay |           | Prices         | Conservative case |          |          |           |                |                        |             |                       |             |           | Expenditure    |                |          |             |                            |                       |
|-----------|-----------|----------------|-------------------|----------|----------|-----------|----------------|------------------------|-------------|-----------------------|-------------|-----------|----------------|----------------|----------|-------------|----------------------------|-----------------------|
| Bedrooms  | Property  | Property value | Peak rate         | Mid Rate | Low Rate | Ave. rate | Occupancy rate | Total Income per annum | Gross yield | Total Annual Expenses | Net Income  | Net Yield | Management fee | Community fees | Water    | Electricity | Telephone, cable, internet | Total Annual Expenses |
| 1         | 3RD FLOOR | \$259,000.00   | \$226.00          | \$143.00 | \$105.00 | \$137.22  | 65%            | \$ 32,556.55           | 12.57%      | \$16,264.97           | \$16,291.59 | 6.29%     | \$9,766.97     | \$3,000.00     | \$480.00 | \$2,418.00  | \$600.00                   | \$16,264.97           |
| 1         | 4TH FLOOR | \$279,000.00   | \$226.00          | \$143.00 | \$105.00 | \$137.22  | 65%            | \$ 32,556.55           | 11.67%      | \$16,264.97           | \$16,291.59 | 5.84%     | \$9,766.97     | \$3,000.00     | \$480.00 | \$2,418.00  | \$600.00                   | \$16,264.97           |
| 3         | 1ST FLOOR | \$855,000.00   | \$490.00          | \$430.00 | \$330.00 | \$401.78  | 65%            | \$ 95,322.50           | 11.15%      | \$39,159.95           | \$56,162.55 | 6.57%     | \$28,596.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,159.95           |
| 3         | 1ST FLOOR | \$895,000.00   | \$490.00          | \$430.00 | \$330.00 | \$401.78  | 65%            | \$ 95,322.50           | 10.65%      | \$39,159.95           | \$56,162.55 | 6.28%     | \$28,596.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,159.95           |
| 3         | 2ND FLOOR | \$970,000.00   | \$490.00          | \$430.00 | \$330.00 | \$401.78  | 65%            | \$ 95,322.50           | 9.83%       | \$39,159.95           | \$56,162.55 | 5.79%     | \$28,596.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,159.95           |
| 3         | 3RD FLOOR | \$989,000.00   | \$490.00          | \$430.00 | \$330.00 | \$401.78  | 65%            | \$ 95,322.50           | 9.64%       | \$39,159.95           | \$56,162.55 | 5.68%     | \$28,596.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,159.95           |
| 3         | 3RD FLOOR | \$1,030,000.00 | \$490.00          | \$430.00 | \$330.00 | \$401.78  | 65%            | \$ 95,322.50           | 9.25%       | \$39,159.95           | \$56,162.55 | 5.45%     | \$28,596.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,159.95           |
| 3         | PENTHOUSE | \$1,270,000.00 | \$510.00          | \$430.00 | \$330.00 | \$403.42  | 65%            | \$ 95,712.50           | 7.54%       | \$39,276.95           | \$56,435.55 | 4.44%     | \$28,713.75    | \$5,400.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$39,276.95           |
| 3         | PENTHOUSE | \$1,320,000.00 | \$510.00          | \$470.00 | \$360.00 | \$436.82  | 65%            | \$ 103,636.00          | 7.85%       | \$42,254.00           | \$61,382.00 | 4.65%     | \$31,090.80    | \$6,000.00     | \$700.00 | \$3,463.20  | \$1,000.00                 | \$42,254.00           |

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