



## RETURN OF INVESTMENT TABLE

### Marina Garden 2

	2 BR Deluxe Condo	2 BR + Family Room	3 BR Penthouse Deluxe Condo	3 BR Penthouse + Family Room
<b>Revenue:</b>				
Estimated Occupancy/year	65%	65%	65%	65%
Estimated Average Daily Rate (ADR)	\$ 240.00	\$ 275.00	\$ 360.00	\$ 450.00
Gross Room Rental (average/year)	\$ 56,940.00	\$ 65,243.75	\$ 85,410.00	\$ 106,762.50
Management Commission	\$ 14,235.00	\$ 16,310.94	\$ 21,352.50	\$ 26,690.63
<b>Net Room Rental to Owner</b>	<b>\$ 42,705.00</b>	<b>\$ 48,932.81</b>	<b>\$ 64,057.50</b>	<b>\$ 80,071.88</b>
<b>Variable Costs:</b>				
Management Fees	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ 840.00	\$ 960.00	\$ 1,080.00	\$ 1,200.00
<b>Total Variable Costs</b>	<b>\$ 840.00</b>	<b>\$ 960.00</b>	<b>\$ 1,080.00</b>	<b>\$ 1,200.00</b>
<b>Gross Income</b>	<b>\$ 41,865.00</b>	<b>\$ 47,972.81</b>	<b>\$ 62,977.50</b>	<b>\$ 78,871.88</b>
<b>Fixed Costs:</b>				
Internet & Cable (US\$100.00 per month)	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Fixed energy cost (US\$200.00 per month)	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Utilities (Water & Gas)	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Insurance	\$ 150.00	\$ 170.00	\$ 190.00	\$ 220.00
HOA	\$ 2,880.00	\$ 3,600.00	\$ 3,900.00	\$ 4,680.00
Property Tax	\$ -	\$ -	\$ -	\$ -
<b>Total Fixed Costs</b>	<b>\$ 7,830.00</b>	<b>\$ 8,570.00</b>	<b>\$ 8,890.00</b>	<b>\$ 9,700.00</b>
<b>Net Income</b>	<b>\$ 34,035.00</b>	<b>\$ 39,402.81</b>	<b>\$ 54,087.50</b>	<b>\$ 69,171.88</b>
Home Purchase Price (estimated)	\$ 445,000.00	\$ 505,000.00	\$ 730,000.00	\$ 795,000.00
<b>Gross ROI % Income</b>	<b>9%</b>	<b>9%</b>	<b>9%</b>	<b>10%</b>
<b>Net ROI % Income</b>	<b>7.6%</b>	<b>7.8%</b>	<b>7.4%</b>	<b>8.7%</b>

\* This table represent an estimation of potential return of investment. The information contained herein is not binding nor does it represent a guarantee that these projections will be fulfilled.