



SECRET GARDEN - Cortecito

	Villa Secret Garden	2 BR Condo Picuzzi	2 BR Condo	1 BR Condo	3 BR Penthouse	2 BR Penthouse
Revenue:						
Estimated Occupancy/year	55%	60%	60%	60%	60%	60%
Estimated ADR	\$ 250.00	\$ 135.00	\$ 120.00	\$ 100.00	\$ 210.00	\$ 180.00
Gross Room Rental (average/year)	\$ 50,187.50	\$ 29,565.00	\$ 26,280.00	\$ 21,900.00	\$ 45,990.00	\$ 39,420.00
Management Commission	\$ 12,546.88	\$ 7,391.25	\$ 6,570.00	\$ 5,475.00	\$ 11,497.50	\$ 9,855.00
Net Room Rental to Owner	\$ 37,640.63	\$ 22,173.75	\$ 19,710.00	\$ 16,425.00	\$ 34,492.50	\$ 29,565.00
Variable Costs						
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ 840.00	\$ 720.00	\$ 540.00	\$ 360.00	\$ 720.00	\$ 600.00
Total Variable Costs	\$ 840.00	\$ 720.00	\$ 540.00	\$ 360.00	\$ 720.00	\$ 600.00
Gross Income	\$ 36,800.63	\$ 21,453.75	\$ 19,170.00	\$ 16,065.00	\$ 33,772.50	\$ 28,965.00
Fixed Costs						
Internet & Cable	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Utilities	\$ 1,500.00	\$ 1,260.00	\$ 1,260.00	\$ 1,140.00	\$ 1,380.00	\$ 1,260.00
Insurance	\$ 190.00	\$ 140.00	\$ 140.00	\$ 120.00	\$ 175.00	\$ 140.00
HOA	\$ 3,840.00	\$ 2,160.00	\$ 2,040.00	\$ 1,920.00	\$ 3,480.00	\$ 2,880.00
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fixed Costs	\$ 6,130.00	\$ 4,160.00	\$ 4,040.00	\$ 3,780.00	\$ 5,635.00	\$ 4,880.00
Net Income	\$ 30,670.63	\$ 17,293.75	\$ 15,130.00	\$ 12,285.00	\$ 28,137.50	\$ 24,085.00
Home Purchase Price (estimated)	\$ 320,000.00	\$ 205,000.00	\$ 180,000.00	\$ 150,000.00	\$ 290,000.00	\$ 250,000.00
Gross Income ROI %	12%	10%	11%	11%	12%	12%
Net Income ROI %	9.6%	8.4%	8.4%	8.2%	9.7%	9.6%

* 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.

Calle Marcio Veloz Maggiolo, Edf. Pool Garden, Suite B-301, Los Corales, Bávaro, 23002 Punta Cana

www.gesproinrentals.com / info@gesproinrentals.com