

## SHORT TERM RENTAL

PROJECT	ANNABELLA HILL	<div>DREAM HOUSE CONDOS</div> <div>INVESTMENT CALCULATIONS</div>	
UNIT	DREAM HOUSE 2		
BEDROOMS	1 BR + 2BR UNITS		
PRICE	\$275,500.00		
FURNETURE PACKAGE (Aprox.)	INCLUDED		
TOTAL	\$275,500.00		
% RENTAL PROGRAM	20%		
PRICE PER NIGHT	\$250.00		
H.O.A PER MONTH	\$430.00		
ELECTRICITY PER MONTH	\$320.00		
INTERNET & WATER SERVICE	\$160.00		
OCCUPANCY			
	AVERAGE	HIGH	LOW
OCCUPANCY RATE	70%	80%	60%
GROSS INCOME	\$63,875.00	\$73,000.00	\$54,750.00
ANNUAL EXPENSES			
% RENTAL PROGRAM	\$12,775.00	\$14,600.00	\$10,950.00
H.O.A	\$5,169.00	\$5,169.00	\$5,169.00
ELECTRICITY	\$3,840.00	\$3,840.00	\$3,840.00
INTERNET & WATER SERVICE	\$1,920.00	\$1,920.00	\$1,920.00
TOTAL ANNUAL EXPENSESENES	\$23,704.00	\$25,529.00	\$21,879.00
NET INCOME	\$40,171.00	\$47,471.00	\$32,871.00
R.O.I.% (RETURN ON INVESTMENT)			
R.O.I.%	14.6%	17.2%	11.9%

The information provided in this investment analysis for Annabella Hill is for general informational purposes only and does not constitute financial, legal, or investment advice. All figures, projections, and returns are based on current market conditions and are subject to change without notice. While every effort has been made to ensure the accuracy of the information, no representation or warranty is made as to its completeness or accuracy. Past performance is not indicative of future results. Prospective purchasers are strongly advised to conduct their own independent due diligence and consult with a licensed financial advisor, legal counsel, or tax professional before making any investment decision. This analysis does not constitute an offer to sell or a solicitation to buy any property or security.

## SHORT TERM RENTAL

PROJECT	ANNABELLA HILL	<div>DREAM HOUSE CONDOS</div> <div>INVESTMENT CALCULATIONS</div>		
UNIT	DREAM HOUSE 1			
BEDROOMS	2			
PRICE	\$193,000.00			
FURNETURE PACKAGE (Aprox.)	INCLUDED			
TOTAL	\$193,000.00			
% RENTAL PROGRAM	20%			
PRICE PER NIGHT	\$140.00			
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	\$35,800.00	\$40,880.00	\$30,660.00	
ANNUAL EXPENSES				
% RENTAL PROGRAM	\$7,154.00	\$8,176.00	\$6,132.00	
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 EXPENSESENES	\$13,874.00	\$14,896.00	\$12,852.00	
NET INCOME	\$21,926.00	\$25,984.00	\$17,808.00	
R.O.I.% (RETURN ON INVESTMENT)				
R.O.I.%	11.4%	13.5%	9.3%	

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