



REAL ESCAPES PROPERTIES CASH FLOW ANALYSIS

1398 Duck Rd. Soundfront
DUCK NC

HOUSE AND LOT INFORMATION:

Contract Price	\$824,000
6 BR, 6 BA, Elevator, Pool, Gazebo	
Includes furniture etc	
TOTAL PRICE	\$824,000

FINANCING INFORMATION:

Purchase Price		\$824,000
Down Payment	20%	\$165,000
Loan Amount (30 Year Term)	80%	\$659,000
Rate 4% Fixed		
Monthly Principal & Interest (per month)		\$3,150

ANNUAL INCOME & EXPENSES:

PROJECTED RENTAL INCOME:

Prime	week Income	\$42,000
Mid-Season	week Income	\$18,800
Pre Season	week Income	\$16,000
Post Season		\$0
Off Season	week Income	\$3,000
GROSS RENTAL INCOME		\$79,800

LESS:

Property Management Commission		
18%		(\$14,364)
NET RENTAL INCOME		\$65,436

EXPENSES:

Debt Service (12 x P & I)	\$37,800
Property Taxes	5,293
Insurance (Hazard/Flood)	5,200
Utilities	4,500
Maintenance	2,500
Homeowner's Dues	400
Racquet & Swimming Club	0
Hot Tub & Outdoor Pool	2,500
TOTAL ESTIMATED EXPENSES	\$58,193

NET INCOME (LOSS) \$7,243

PROJECTED RENTAL SCHEDULE

2017

RENTAL RATES:

PRIME	7 weeks @	\$6,000
MID SEASON	4 weeks @	\$4,700
PRE/POST SEASON	5 weeks @	\$3,200
HOLIDAY	2 weeks @	\$1,500
TOTAL WEEKS	18	

ESTIMATED CLOSING COSTS:

Points (.5%) Origination Fee	\$2,400
Credit and Appraisal	375
Survey	650
Property Tax Reserve	450
Insurance Reserve	6,100
Attorneys Fees	1,000
Title Insurance	720
Separate Bill of Sale	0
TOTAL CLOSING COSTS	\$11,695

INITIAL CAPITAL OUTLAY:

Down Payment	\$165,000
Closing Costs	\$11,695

TOTAL CASH OUTLAY \$176,695

NOTE: All figures are estimated and not warranted. Deductions may vary according to personal rental usage. Please see your CPA or TAX Advisor regarding your individual tax situation.