

# – BEACON VILLAS AT COROLLA: INVESTMENT ANALYSIS –

## Mortgage

<b>Amount</b>	<i>\$345,000</i>
Type (LTV)	75%
Rate	4.200%
Term (Years)	30
Monthly Payment	<b>(\$1,687)</b>

## Estimated Value

Land Value	\$150,000
House Value	\$275,000
Furnishings Value	\$35,000
<b>Total</b>	<b>\$460,000</b>

## Income (Cash In)

	<i>Nights</i>	<i>Rate</i>	<i>Total</i>
January	0	\$191	\$0
February	0	\$197	\$0
March	6	\$192	\$1,152
April	12	\$256	\$3,072
May	16	\$382	\$6,112
June	24	\$413	\$9,912
July	26	\$481	\$12,506
August	26	\$395	\$10,270
September	19	\$248	\$4,712
October	16	\$183	\$2,928
November	6	\$170	\$1,020
December	3	\$173	\$519

**TOTAL** **154** **\$52,203**

## Cash Out

	<i>Annual</i>	<i>Monthly</i>
Principal & Interest	\$20,245	\$1,687
Property Taxes	\$1,800	\$150
Hazard Insurance	\$2,800	\$233
Flood Insurance	\$0	\$0
Association Dues	\$5,058	\$422
User Fees	\$1,100	\$92
Utilities (Electric)	\$1,800	\$150
Utilities (cable, phone)	\$900	\$75
Sewer	\$1,200	\$100
Pool/Spa Service	\$850	\$71
PMI	\$0	\$0
Mgmt. Fee <span style="margin-left: 20px;"><i>15.00%</i></span>	\$7,830	\$653
<b>Total</b>	<b>(\$43,584)</b>	<b>(\$3,632)</b>

Potential Equity

## APPRECIATION (equity gains)

<b>RATE</b>	<b>GAIN</b>
10%	\$ 46,000.00
15%	\$ 69,000.00
20%	\$ 92,000.00
25%	\$ 115,000.00
30%	\$ 138,000.00
35%	\$ 161,000.00

## Net Cash Flow Before Taxes

<b>Annual Gain/(Loss)</b>	<b>\$8,619</b>
<b>Monthly Gain/(Loss)</b>	<b>\$718</b>

## Possible Tax Advantages

<i>Depreciation (House 27.5 Years)</i>	<i>\$10,000</i>
<i>Depreciation (Furnishings 7 Years)</i>	<i>\$5,000</i>
<b>Total</b>	<b>(\$15,000)</b>

<i>Annual Cash Flow Before Taxes</i>	<i>\$8,619</i>
<i>Mortgage Principal First Year</i>	<i>\$5,867</i>
<b>Cash Flow and Mortgage Principal</b>	<b>\$14,487</b>
<i>Total Depreciation</i>	<i>(\$15,000)</i>
<b>Depreciation &amp; Expenses (First Year)</b>	<b>(\$513)</b>
<i>Federal Tax Write Off First Year @ 33</i>	<i>\$169</i>
<i>State Tax Write Off First Year @ 8%</i>	<i>\$41</i>
<b>Total Tax Write off First Year</b>	<b>\$210</b>
<i>Cash Flow and Mortgage Principal</i>	<i>\$14,487</i>

<b>Annual Gain/(Loss)</b>	<b>\$14,697</b>
<b>Monthly Gain/(Loss)</b>	<b>\$1,225</b>

## Starting at \$464,000

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*This Cash Flow Analysis is a projection only. Consult your financial advisor to determine tax consequences of rental property ownership.*

