

# REAL ESCAPES PROPERTIES CASH FLOW ANALYSIS

**474 Landfall Court  
Corolla, NC 27927**

## HOUSE AND LOT INFORMATION:

Contract Price **\$875,000**  
5 Bedrooms 4Baths, Pool  
  
TOTAL PRICE **\$875,000**

## FINANCING INFORMATION:

Purchase Price **\$875,000**  
Down Payment 37% **\$325,000**  
Loan Amount (30 Year Term) 63% **\$550,000**  
30 Yr Fixed 3.5%  
Monthly Principal & Interest (per month) **\$2,475**

## ANNUAL INCOME & EXPENSES:

### PROJECTED RENTAL INCOME:

Prime week Income \$45,800  
Mid-Season week Income \$9,520  
Pre Season week Income \$9,000  
Post Season \$6,600  
Off Season week Income  
GROSS RENTAL INCOME **\$70,920**

### LESS:

Property Management Commission  
17% **\$13,030**  
NET RENTAL INCOME **\$66,685**

### EXPENSES:

Debt Service (12 x P & I) \$29,700  
Property Taxes 4,235  
  
Insurance (Hazard/Flood) 4,000  
Utilities 5,000  
Maintenance 2,500  
Homeowner's Dues 500  
Maintenance Reserve 1,000  
Outdoor Pool 1,000  
TOTAL ESTIMATED EXPENSES **\$47,935**  
NET INCOME (LOSS) **\$18,750**

## PROJECTED RENTAL SCHED. 2018

### RENTAL RATES:

PRIME 8 weeks @ \$5,725  
MID SEASON 2 weeks @ \$4,760  
PRE/POST SEASON 4 weeks @ \$2,250  
4 weeks @ \$1,650  
HOLIDAY weeks @  
TOTAL WEEKS **18**

### ESTIMATED CLOSING COSTS:

Points (.5%) Origination Fee \$2,750  
Credit and Appraisal 650  
Survey 750  
Property Tax Reserve 800  
Insurance Reserve 4,000  
Attorneys Fees 1,000  
Title Insurance 1,100  
Separate Bill of Sale 1  
TOTAL CLOSING COSTS **\$11,050**

### INITIAL CAPITAL OUTLAY:

Down Payment \$325,000  
Closing Costs \$11,050  
TOTAL CASH OUTLAY **\$336,050**

**Analysis based on actual income and expenses and asking price.  
However, these numbers are variable and not warranted.**