

BELLA VILLAGGIO PROFORMA SCENARIO														
UNIT	January	February	March	April	May	June	July	August	September	October	November	December	Totals	
A1 (ABNB)	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$4,500.00	\$4,500.00	\$4,500.00	\$3,500.00	\$3,500.00	\$4,500.00	\$9,000.00	\$9,000.00	\$ 79,000.00	
A2 (ABNB)	\$8,750.00	\$8,750.00	\$8,750.00	\$8,750.00	\$4,500.00	\$4,500.00	\$4,500.00	\$3,500.00	\$3,500.00	\$4,500.00	\$8,750.00	\$8,750.00	\$ 77,500.00	
A3	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$ 69,000.00	
A4	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$ 69,000.00	
A5	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$ 72,000.00	
B1	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$ 114,000.00	
B2	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$ 69,000.00	
B3	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$9,250.00	\$ 111,000.00	
B4	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$5,750.00	\$ 69,000.00	
B5 (ABNB)	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$4,500.00	\$4,500.00	\$4,500.00	\$3,500.00	\$3,500.00	\$4,500.00	\$9,000.00	\$9,000.00	\$ 79,000.00	
C1 (ABNB)	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00	\$ 58,000.00	
C2	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$7,750.00	\$ 93,000.00	
C3	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$ 57,000.00	
C4	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$ 57,000.00	
C5	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$4,750.00	\$ 57,000.00	
C6	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$ 60,000.00	
Totals	\$108,000.00	\$108,000.00	\$108,000.00	\$108,000.00	\$ 91,250.00	\$ 91,250.00	\$ 91,250.00	\$ 88,250.00	\$ 88,750.00	\$ 91,750.00	\$108,000.00	\$108,000.00	\$ 1,190,500.00	
GROSS RENTAL INCOME	\$ 1,190,500.00													
PROPERTY TAXES	\$ 162,707.52													
P&C INSURANCE	\$ 62,862.23													
REPAIRS & MAINTENANCE	\$ 17,857.50													
LANDSCAPING	\$ 3,600.00													
POOL SERVICE	\$ 3,000.00													
VACANCIES	\$ 53,572.50													
UTILITIES	\$ 3,000.00													
MANAGEMENT	\$ 20,833.75													
TOTAL EXPENSES	\$ 327,433.50													
NET OPERATING INCOME	\$ 863,066.50													