VILLA MYKANOS PROFORMA PROFIT AND LOSS FOR 2026 UNDER PROFESSIONAL MANAGEMENT)

SOURCE: AIRBAND ONLINE DATA - PROJECT SPECIAL SPECIAL

INCOME:					96	
\$4	\$403.00 daily rate/unit \$147,100 ANNUAL VALUATION					
@	87% OCCUPANCY =	\$85,8444 x	10 UNITS	=		\$ 838,844.00
	91%					
EXPENSES:	•					
AD	VERTISING		\$	1,200.00		
TR	AVEL			600.00		
CLEANING, POOL, LANDSCAPING INSURANCE PROFESSIONAL MANAGEMENT MORTGAGE SUPPLIES REPAIRS UTILITIES				50,462.00		
				24,646.00		
				57,887.00		
				21,166.00		
				11,341.00		
				21,531.00		
				47,145.00		
TAX	XES			42,987.00		
TOTAL						278,965.00
NE	T INCOME LESS EXPENSES	5				559,879.00
REPLACEMENTS AND CAPITAL IMPROVEMENTS:						
1 NEW KITCHEN CABINETS			\$	100,000.00		
	W APPLIANCES		*	10,000.00		
3 DEFERRED MAINTENANCE				25,000.00		
4 NEW GARAGE DOORS				10,000.00		
5 INTERIOR IMPROVEMENTS				20,000.00		
6 2nd FLOOR DECK REPAIRS				50,000.00		
	TOTAL					215,000.00
EXI	PPECTED NET CASH FLOW	ı				\$ 344,879.00
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NON-CASH ALLOWANCE:						
DE	PRECIATION	·	\$	132,000.00		
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NOTES: FROM AIRB&B ONLINE DATA SUPERHOST 4A7 4.11
"EXCEPTIONAL" 9.8 / DAILY RATE = \$403.00

REFERENCES: AIRBTICS, RABU, AIRDNA, AIB&B ONLINE DATA

CAP RATE \$344,879 /4,417,715 = 0/0 7.8 257 % OCCUPANCY \$ CAP RATE