



# Brandy Duncan G R O U P

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## 16905 US 27 N. Lake Wales, FL-Hotel Room Information

Room 1- \$250.00 a week - \$1,000.00 a month (Annually 52 Weeks \$13,000)  
Room 2- \$250.00 a week - \$1,000.00 a month (Annually 52 Weeks \$13,000)  
Room 3- \$250.00 a week - \$1,000.00 a month (Annually 52 Weeks \$13,000)  
Room 4- \$1,000.00 a month (Annually 12 Months \$12,000)  
Room 5- \$300.00 a week - \$1,200.00 a month (Annually 52 weeks \$15,600)  
Room 6- \$350.00 a week - \$1,400.00 a month (Annually 52 Weeks \$18,200)  
Room 7- \$250.00 per week - \$1000.00 a month (Annually 52 Weeks \$13,000)  
Room 8 - \$800.00 a month (Annually 12 Months \$9,600)  
Room 9 - \$350.00 a week - \$1,400.00 a month (Annually 52 Weeks \$18,200)  
Room 10a \$450.00 a week - \$1,800.00 a month (Annually 52 Weeks \$23,400)  
Room 10b Vacant (10a Tenant Renting) Can be rented separately.

Single Family Home – 3 Bedrooms and 1 Bathroom \$1400.00 a month

Restaurant Rental (Current Monthly Income \$3,500.00) (CURRENT \$42,000 Annually)  
Looking for new tenant. New Rent \$4,000 (\$48,000 Annually)

**Total Income Monthly: \$16,500.00 (Some Months have extra weeks) Annually: \$207,800 reflects weekly rentals on 52 weeks a year.**

Total Income Monthly (With New Income Rental – Restaurant -\$4,000.00) Annually \$48,000  
Possible Income with restaurant at \$4,000 monthly. \$213,800

New Possible Income Monthly (Including Restaurant) - \$17,000.00

### Current Expenses

Garbage \$140.00 a month - Annually \$1680.00  
Electric \$1,000.00 a month – Annually \$12,000.00  
Insurance \$2300.00 a month – Annually \$27,600.00  
Water \$340.00 a month – Annually \$4,080.00  
Internet \$180.00 a month – Annually \$2160.00  
Taxes \$385.92 a month – Annually \$4,631.00  
Septic Tank (No Sewer)

Monthly Totals Currently: \$4,345.92  
Annual Totals: \$52,151.00

When restaurant is in operation the monthly electric runs around \$1800.00 a month and 21,600 annually.