

# Hurricane Village Rental Proforma

Project Name	Hurricane Village
Project Location	Lots 59-63
Project Description	5-Plex (4 Bed/2 Bath/2 Car)
# of Lots	5
Purchase Price	\$2,150,000
Down Payment	\$1,075,000

Rent/Mo	\$11,200
Net Operating Income	\$97,310
Cap Rate	4.5%
Mortgage	\$1,075,000
Int Rate	6.50%
Payment (PITI)	(\$8,638.48)
Utilities (G/W/E)	\$0.00
Monthly HOA	(\$175.00)
Monthly Property Management	(\$1,120.00)
Cashflow per Month	\$1,266.52
Yearly Depreciation (27.5yrs)	(\$62,545.45)
Appreciation Rate	2.0%
ROI Period	2
Estimated Annualized ROI	7.8%