

Beach House Proforma (9 unit short term rental)

		Monthly	Yearly
Income			
1 Bedroom Units (\$146 ADR x 72% occupancy)	9	\$38,368	\$28,776
Taxes (13%)			\$3,741
Cleaning Fees	600	\$40	\$2,000
		\$34,517	\$24,000
			\$414,203
Expenses			
Insurance			
General Liability		\$771	\$9,249
Flood Insurance		\$799	\$9,590
Wind Insurance		\$563	\$6,759
Real Estate Taxes		\$2,129	\$25,545
Utilities			
Electric		\$800	\$9,600
Water / Sewage / Garbage		\$800	\$9,600
Cable / Internet		\$300	\$3,600
Property Manager - Salary		\$3,000	\$36,000
House Keeping		\$1,250	\$15,000
Room Supplies		\$300	\$3,600
Dues and Subscriptions		\$300	\$3,600
OTA Fees		\$3,000	\$36,000
Lodging Taxes		\$3,000	\$36,000
Repairs and Maintenance		\$200	\$2,400
Misc Supplies		\$100	\$1,200
Furniture and Fixtures		\$300	\$3,600
TOTAL EXPENSES		\$17,612	\$211,343
INCOME LESS EXPENSES		\$16,905	\$202,859

Beach House Proforma (10 unit long term rental)

		Monthly	Yearly
Income			
1 Bedroom Units (furnished, all utilities included)	9	\$2400	\$21,600
Studio Unit (furnished, all utilities included)	1	\$2100	\$2,100
Laundry (onsite coin operated machines)		\$100	\$1,200
		\$23,800	\$285,600
Expenses			
Insurance			
General Liability \$2609.73		\$870	\$10,439
Flood Insurance		\$928	\$11,139
Wind Insurance		\$563	\$6,759
Real Estate Taxes		\$2,419	\$29,027
Utilities			
Electric		\$800	\$9,600
Water / Sewage / Garbage		\$800	\$9,600
TOTAL EXPENSES		\$6,380	\$76,564
INCOME LESS EXPENSES		\$17,420	\$209,036