

## Beach House Proforma (9 unit short term rental)

|   |     | Monthly  | Yearly   |           |
|---|-----|----------|----------|-----------|
| Income                                      |     |          |          |           |
| 1 Bedroom Units (\$146 ADR x 72% occupancy) | 9   | \$38,368 | \$28,776 | \$345,312 |
| Taxes (13%)                                 |     |          | \$3,741  | \$44,891  |
| Cleaning Fees                               | 600 | \$40     | \$2,000  | \$24,000  |
|   |     |          | \$34,517 | \$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           |
|---|---|--------|-----------------|------------------|
| <b>Income</b>                                       |   |        |                 |                  |
| 1 Bedroom Units (furnished, all utilities included) | 9 | \$2400 | \$21,600        | \$259,200        |
| Studio Unit (furnished, all utilities included)     | 1 | \$2100 | \$2,100         | \$25,200         |
| Laundry (onsite coin operated machines)             |   |        | \$100           | \$1,200          |
|   |   |        | <b>\$23,800</b> | \$285,600        |
| <b>Expenses</b>                                     |   |        |                 |                  |
| 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          |
|   |   |        |                 |                  |
| <b>TOTAL EXPENSES</b>                               |   |        | <b>\$6,380</b>  | <b>\$76,564</b>  |
|   |   |        |                 |                  |
| <b>INCOME LESS EXPENSES</b>                         |   |        | <b>\$17,420</b> | <b>\$209,036</b> |
|   |   |        |                 |                  |