

16 Rohde Ave - Actual and Projected Operating Income and ROI

Assumptions

Purchas Price	\$ 1,149,000
% financed:	80%
Mortgage:	\$ 919,200
Downpayment:	\$ 229,800
Interest rate:	6.50%
Monthly mortgage payment	\$5,809.97
Investor tax rate:	40%

	2024 Rent and Taxes	Projected Future Rent and Taxes
	\$ 1,149,000	\$ 1,149,000
Revenue	\$ 157,568	\$ 200,000

Includes Airbnb/Vrbo service fees, host cleaning fees; net of property use tax (5%)

Expenses

Additional county taxes not withheld by Airbnb/Vrbo (@5%)	5.00%	\$ 6,648	\$ 10,000
Property tax	1.89%	\$ 10,445	\$ 21,684
Insurance		\$ 11,805	\$ 11,805
Utilities		\$ 13,000	\$ 13,000
Cleaning Services		\$ 25,000	\$ 25,000
Landscaping Services		\$ 1,000	\$ 1,000
Miscellaneous		\$ 5,000	\$ 5,000
Total Annual Operating Cash Expenses		\$ 72,898	\$ 87,489

**2024 property taxes were \$10,445; projected taxes based on Purchase Price and current mil rate
Both bldgs, including flood insurance**

Net Annual Operating Cash Flow (100% cash)	\$ 84,670	\$ 112,511
Estimated Pre-Tax ROI (100% cash)	7.37%	9.79%
Estimated After-Tax ROI (financed as per Assumptions)	11.18%	18.45%

NOTE: Buyer to verify all information