



ProForma

Investment Potential

Unit Type - One Bedroom	STR (at \$200 p/nt)	Long Term (at \$2500 p/mth)
Purchase Price	\$500,000	\$500,000
100% Booked Gross Income (tbd)	\$73,000	\$30,000
Occupancy Rate (tbd)	80%	97%
Estimated Gross Income	\$58,400	\$29,100
Annual HOA	\$3,600	\$3,600
Annual Insurance (tbd)	\$700	\$700
Annual Taxes (tbd)	\$2,500	\$2,500
Utilities (tbd)	\$696	\$696
Maintenance (tbd)	\$500	\$500
Internet / TV (tbd)	\$0	\$0
Estimated Gross Expenses (tbd)	\$7,996	\$7,996
Estimated Annual Net (tbd)	\$50,404	\$21,104
Estimated Cap	10.08%	4.22%
Estimated Monthly Net	\$4,200	\$1,759

BONUS DEPRECIATION may be available to you on investment purchases up to 80% in 2023. Please verify benefit eligibility with a Tax Expert.

- Expenses based on average of annual utilities on unit 208
- STR Income reduced from a historical average of \$220 p/night
- Maintenance is conservatively budgeted for a low maintenance unit