

# PRO FORMA *Grande Atlantis of Millionaire Row*



## Oceanfront

807 N. Virginia Dare Trail – Kill Devil Hills

10 BR, 10 ½ BA, Pool, Pool House, Sports Bar & Theatre Room.

### 2007 ANNUAL EXPENSES

Taxes .....	\$15,369.00
Association Dues .....	N/A
Insurance (Home & Flood).....	\$7,783.00
Utilities .....	\$19,159.00
Telephone.....	\$1,919.00
Pools & Grounds Maintenance.....	\$4,677.00
Security .....	\$621.00
<i>Total Annual Expenses</i> .....	<i>\$49,528.00</i>

### 2008 PROJECTED ANNUAL RENTAL INCOME

<b>Weekly Rate</b>	<b>Weeks Rented</b>	<b>Total Rental Income</b>
\$4,970.00	5	\$24,850.00
\$6,837.00	3	\$20,511.00
\$10,818.00	1	\$10,818.00
\$13,258.00	1	\$13,258.00
\$13,900.00	1	\$13,900.00
\$16,040.00	2	\$32,080.00
\$16,040.00	3	\$48,120.00
\$16,040.00	1	\$16,040.00
\$14,793.00	1	\$14,793.00
\$11,717.00	1	\$11,717.00
\$7,538.00	3	\$22,614.00
\$4,970.00	6	\$29,820.00
<i>Total Gross Rental Income</i> .....		<i>\$258,521.00</i>
<i>Projected Management Fee at 12%</i> .....		<i>\$31,022.52</i>
<i>Net Annual Rental Income</i> .....		<i>\$227,498.48</i>
<b><i>Annual Projected Cash Flow</i></b> .....		<b><i>\$177,970.48</i></b>

*Please Note: Proformas are for informational purposes only.*