



Oceanfront

204 Ocean Boulevard – Southern Shores

7 BR, 7 BA, 2 Half BA, Pool w/ Swim-Up Bar, Sports Bar & Theatre Room.
Home has approx. 8,000 sq. ft.

2007 ANNUAL EXPENSES

Taxes	\$14,850.00
Association Dues	N/A
Insurance (Home & Flood).....	\$15,105.00
Utilities	\$21,104.00
Telephone.....	\$1,287.00
Pools & Grounds Maintenance.....	\$9,106.00
Security	\$770.00
Total Annual Expenses	\$62,222.00

2008 PROJECTED ANNUAL RENTAL INCOME

Weekly Rate	Weeks Rented	Total Rental Income
\$6,195.00	4	\$24,780.00
\$8,122.00	3	\$24,366.00
\$13,958.00	1	\$13,958.00
\$14,285.00	1	\$14,285.00
\$14,542.00	1	\$14,542.00
\$15,670.00	2	\$31,340.00
\$17,110.00	3	\$51,330.00
\$15,697.00	1	\$15,697.00
\$14,542.00	1	\$14,542.00
\$14,283.00	1	\$14,283.00
\$8,122.00	3	\$24,366.00
\$6,195.00	6	\$37,170.00

Total Gross Rental Income.....	\$280,659.00
Projected Management Fee at 12%	\$33,679.08
Net Annual Rental Income	\$246,979.92
Annual Projected Cash Flow	\$184,757.92