



**Oceanfront**

**143 Buffell Head Rd., Duck**

7 BR, 9 BA, 3 Half BA, Marble Throughout, Pool with Swim-Up Bar, Signature Lane Pool House, Theatre Room, Sports Bar & more.

**2007 ANNUAL EXPENSES**

Taxes .....	\$13,371.00
Association Dues .....	\$75.00
Insurance (Home & Flood).....	\$9,511.00
Utilities .....	\$24,983.00
Telephone.....	\$334.00
Pools & Grounds Maintenance.....	\$4,790.00
Security .....	\$620.00
<i>Total Annual Expenses</i> .....	<i>\$53,684.00</i>

**2008 PROJECTED ANNUAL RENTAL INCOME**

<b>Weekly Rate</b>	<b>Weeks Rented</b>	<b>Total Rental Income</b>
\$6,195.00	6	\$37,170.00
\$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
\$15,697.00	2	\$31,394.00
\$17,110.00	3	\$51,330.00
\$15,697.00	1	\$15,697.00
\$14,542.00	1	\$14,542.00
\$14,285.00	1	\$14,285.00
\$8,122.00	3	\$24,366.00
\$6,195.00	6	\$37,170.00

<i>Total Gross Rental Income</i> .....	<i>\$293,105.00</i>
<i>Projected Management Fee at 12%</i> .....	<i>\$35,172.60</i>
<i>Net Annual Rental Income</i> .....	<i>\$257,932.40</i>
<b><i>Annual Projected Cash Flow</i></b> .....	<b><i>\$204,248.40</i></b>

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