



Oceanfront/Soundfront

123 Salt House Rd. – Pine Island, Corolla

9 BR, 9 BA, 2 Half BA, Marble Throughout, Pool, Pool House, Theatre Room & Sports Bar.

2007 ANNUAL EXPENSES

Taxes	\$12,612.00
Association Dues	\$1,695.00
Insurance (Home & Flood).....	\$9,361.00
Utilities	\$17,833.00
Telephone.....	\$602.00
Pools & Grounds Maintenance.....	\$4,877.00
Security	\$620.00
<i>Total Annual Expenses</i>	<i>\$47,600.00</i>

2008 PROJECTED ANNUAL RENTAL INCOME

Weekly Rate	Weeks Rented	Total Rental Income
\$6,831.00	3	\$20,493.00
\$9,375.00	3	\$28,125.00
\$14,830.00	1	\$14,830.00
\$15,869.00	1	\$15,869.00
\$16,929.00	1	\$16,929.00
\$17,835.00	2	\$35,670.00
\$17,989.00	3	\$53,967.00
\$17,835.00	1	\$17,835.00
\$17,565.00	1	\$17,565.00
\$15,869.00	1	\$15,869.00
\$9,375.00	2	\$18,750.00
\$6,831.00	5	\$34,155.00
<i>Total Gross Rental Income</i>		<i>\$290,057.00</i>
<i>Projected Management Fee at 12%</i>		<i>\$34,806.84</i>
<i>Net Annual Rental Income</i>		<i>\$255,250.16</i>
<i>Annual Projected Cash Flow</i>		<i>\$207,650.16</i>

Please Note: Proformas are for informational purposes only.