

VACATION RENTAL PROPERTY COST ANALYSIS

PROPERTY

Purchase Price	\$383,028
% Down Payment	20%
Down Payment	\$76,606
Amount Financed	\$306,422
Term	360 months
Interest Rate	3.40%
Value of Furniture Package	\$15,000

ESTIMATED COST	Per Month	Per Year
Principal and Interest	\$1,358.93	\$16,307.11
Regime - Pool/Landscape/Trash/Pest/Exterior/etc.	\$530.00	\$6,360.00
Taxes	\$383.00	\$4,596.00
Electricity	\$115.00	\$1,380.00
H06	\$42.00	\$500.00
Internet/Cable	\$125.00	\$1,500.00
Community fee (PD)	\$150.00	\$1,800.00
Pest Control Indluded in Regime		\$0.00
Sewer and Wate Indluded in Regime		\$0.00
Pool Indluded in Regime		\$0.00
Trash Indluded in Regime		\$0.00
Insurance Indluded in Regime		\$0.00
Landscaping Indluded in Regime		\$0.00
Exterior Maintar Indluded in Regime		\$0.00
Other		\$0.00
Other		\$0.00
TOTAL ESTIMATED COST	\$2,703.93	\$32,443.11

RENTAL INCOME

Estimated Gross Rental Revenue	\$25,000
% to Rental Agency	20%
NET TO OWNER	\$20,000
OWNER USE 8 WEEKS	\$8,000
NET BENEFIT	\$28,000

Any rental projections are included for example purposes only.
 You should discuss occupancy rates and potential income with a rental management company.

TAX DEDUCTIONS	Per Year
Interest	\$15,491.75
Taxes	\$4,596.00
Condo Fee (Regime)	\$6,360.00
Electricity	\$1,380.00
Insurance (Contents)	\$500.00
PDR Annual Assessment	\$1,800.00
Phone	\$1,500.00
Structure Depreciation: 27.5 Yr. Straight Line	\$11,220.87
Furniture Depreciation: 7 Yr. Straight Line	\$2,142.86
Appliance Depreciation: 7 Yr. Straight Line	\$714.29
Sewer and Water	\$0.00
TOTAL TAX DEDUCTIONS	\$45,705.76

TAX SAVINGS

Total Tax Deductions	\$45,705.76
Minus Rental Income	\$20,000.00
Net Tax Deductions	\$20,000.00
Tax Bracket %	30%
TAX SAVINGS	\$6,000.00

Appreciation (Yearly) 1% \$3,830.28

SUMMARY

Rental Income	\$20,000.00
Plus Appreciation	\$3,830.28
Plus Tax Savings	\$6,000.00
Less Cost	\$32,443.11
NET	(\$2,612.83)

The above cost analysis sheet is not intended to serve as a representation that the property discussed is an investment of any sort, or that you will derive any economic benefits from the ownership, sale or rental of the property. There is no mandatory rental program.
 Rental services are offered through independent rental agencies on Hilton Head Island.
 Rental rates and number of weeks of rental will vary.