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Reunion Vacation Pros

Financial Analysis  
Vacation Home Owner's Sample of Income and Expense

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Deluxe includes oversized pool, spa and kitchen upgrade

Development	Reunion	Reunion
Subject Property:	Crestview	Crestview
Rating:	Silver/Standard	Gold Deluxe
Bedrooms:	5	5
Bathrooms:	5.5	5.5
Sq Ft.	3300	3300
Purchase Price:	\$444,900	\$484,900
Lot Price:	Included	Included
Furniture Package	not included	not included

Occupancy	50%	60%	70%	50%	60%	70%
	Standard	Standard	Standard	Deluxe	Deluxe	Deluxe
Net Income (after Mgmt fee)	\$62,426	\$75,117	\$87,637	\$66,976	\$80,592	\$94,024
Net Nightly (after Mgmt fee)	\$343	\$343	\$343	\$368	\$368	\$368
Occupancy to Cover Costs:	41.9%	35.3%	30.6%	39.9%	33.6%	29.1%

Rental Scenarios	Standard	Standard	Standard	Deluxe	Deluxe	Deluxe
Maintenance Service	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380	\$1,380
Lawn, Pool, Pest	in HOA fees	in HOA fees	in HOA fees	in HOA fees	in HOA fees	in HOA fees
Electric	\$4,300	\$4,600	\$4,900	\$4,300	\$4,600	\$4,900
TV/Phone/Internet	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Deep Clean (quarterly)	\$600	\$600	\$600	\$600	\$600	\$600
Kitchen re-stock, service	\$1,188	\$1,188	\$1,188	\$1,188	\$1,188	\$1,188
Linens, Towels Service	\$552	\$552	\$552	\$552	\$552	\$552
Water	\$950	\$950	\$950	\$950	\$950	\$950
<b>sub total</b>	<b>\$10,170</b>	<b>\$10,470</b>	<b>\$10,770</b>	<b>\$10,170</b>	<b>\$10,470</b>	<b>\$10,770</b>

Community Fees:	Standard	Standard	Standard	Deluxe	Deluxe	Deluxe
POA/HOA Fees	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752
Encore Club Fees	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
<b>sub total</b>	<b>\$5,952</b>	<b>\$5,952</b>	<b>\$5,952</b>	<b>\$5,952</b>	<b>\$5,952</b>	<b>\$5,952</b>

Taxes and Insurance:	Standard	Standard	Standard	Deluxe	Deluxe	Deluxe
Property Taxes* (1.6 mill)	\$6,048	\$6,048	\$6,048	\$6,612	\$6,612	\$6,612
CDD Annual Charge	\$2,155	\$2,155	\$2,155	\$2,155	\$2,155	\$2,155
Property Insurance	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856
sub total	\$10,059	\$10,059	\$10,059	\$10,623	\$10,623	\$10,623
Interest Expense:	tbd	tbd	tbd	tbd	tbd	tbd
<b>Total Expenses:</b>	<b>\$26,181</b>	<b>\$26,481</b>	<b>\$26,781</b>	<b>\$26,745</b>	<b>\$27,045</b>	<b>\$27,345</b>

<b>Projected Net Income</b>	<b>\$36,245</b>	<b>\$48,636</b>	<b>\$60,856</b>	<b>\$40,231</b>	<b>\$53,547</b>	<b>\$66,679</b>
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Prepared and Presented By: Reunion Vacation Rental, LLC

Disclaimer: Certain upgrades may be needed to attain the estimated net rate. All figures are deemed projected and are not guaranteed.