

# 192 Royal Fern Way in Watercolor



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Reminiscent of a two-story country farmhouse with an inviting, wide, wood plank front porch, this charming WaterColor home offers more than 3,700 square feet of luxury living, five bedrooms and four and a half bathrooms. The property features abundant outdoor relaxation and entertainment areas. Family and guests can enjoy a screened porch on the side or mingle behind the house around a heated pool, fire pit, and dining and lounging space on paver surfaces. A grill station, wet bar, TV, food prep area and Sonos® outdoor speaker system raise the bar on fabulous outdoor living amenities. The interior is a sophisticated blend of open contemporary and Nantucket ambience with a splash of rustic in reclaimed wood beams.



High Quality Craftsmanship with Spectacular Outdoor Living Amenities  
Reminiscent of a two-story country farmhouse with an inviting, wide, wood plank front porch, this charming WaterCol...

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## 2020 RENTAL PROJECTION

### 192 ROYAL FERN WAY - WATERCOLOR

Season	2020	Average Weekly Rate	Total Weeks in Period	Est. # of Booked	Est. Gross Income
Winter	1/4/20	\$2,975	6	0	\$0
Early Spring	2/15/20	\$3,950	3	0	\$0
Spring Break	3/7/20	\$5,294	4	3	\$16,600
Spring Break High	4/4/20	\$6,825	1	1	\$6,825
Easter	4/11/20	\$5,175	1	1	\$5,175
Spring Low	4/18/20	\$4,733	3	1	\$4,250
Early Summer	5/9/20	\$5,600	2	1	\$5,600
Summer	5/23/20	\$7,588	6	6	\$44,475
July 4th	7/4/20	\$8,825	1	1	\$8,825
Summer High	7/11/20	\$7,850	2	2	\$15,700
Summer Low	7/25/20	\$7,075	2	2	\$14,150
Fall	8/8/20	\$5,225	7	2	\$10,325
Fall Break	9/26/20	\$5,475	4	1	\$5,475
Fall Low	10/24/20	\$4,425	3	0	\$0
Winter	11/14/20	\$2,975	1	0	\$0
Thanksgiving	11/21/20	\$4,550	1	1	\$4,550
Winter	11/28/20	\$2,975	3	0	\$0
Christmas	12/19/20	\$4,425	2	1	\$4,425
			52	23	\$146,375

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Projection prepared on October 10, 2019

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## PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Address: 192 Royal Fern Way  
watersound beach  
Florida, 32461



### Presented By:

Name	John Skinner
Company	Rosemary Beach Realty
Address	
Phone	850-865-0154
Email	<a href="mailto:condoman@cox.net">condoman@cox.net</a>

### Property Information:

Type:	-	Single-Family
Asking Price:	\$	2,398,500
Fair Market Value:	\$	2,375,000
Number of Units:		1
Sq. Footage		3,762
Appreciation Rate		3.00%

### Financial Information

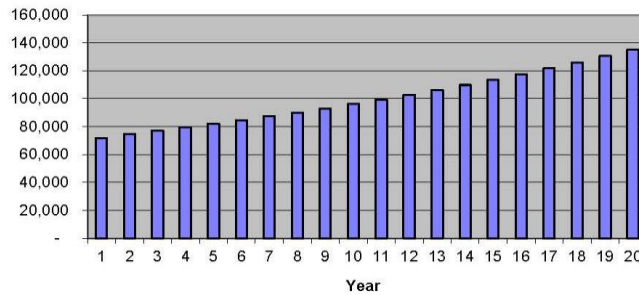
Projected Down Payment/ Investment:	%of Cost	% of FMV
	100.00%	100.99%
	0.00%	0.00%

	Amount	Rate	Term (Years)	Payment
Loan #1	-	0.00%	30.00	\$ -
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

### Rental Income & Expenses:

Monthly Rents:	\$	12,250
Annual Rents	\$	147,000
Other Annual Income	\$	-
Annual Vacancy	\$	-
Annual Expenses	\$	(72,920)
Annual Mortgage Payment	\$	-

### Property 20-year Projected Cash Flow



### Assumptions:

Rental Growth Rate	4.00%
Expense Growth Rate	3.00%
Property Growth Rate	3.00%
Marginal Tax Rate	35.00%
Capital Gain Tax Rate	20.00%

### Financial Ratios:

	Year 1	Year 5	Year 10		Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	Can't Comp.	Can't Comp.	Can't Comp.	Gross Rent Yearly Multiplier (GRM)	16.64	16.01	15.26
FMV of Property per Sq Ft	617.74	695.27	806.01	Value of Property Using Your GRM	\$ -	\$ -	\$ -
Cash on Cash Return b/f Taxes	3.09%	3.69%	4.60%	Loan to Value Ratio (LVR)	0.00%	0.00%	0.00%
Cash on Cash Return a/f Taxes	2.99%	3.42%	4.01%	Net Present Value Leveraged (NPV)	\$ (1,443)	\$ 472,005	\$ 1,169,043
Capitalization Rate	3.03%	3.21%	3.45%	Net Present Value Unleveraged (NPV)	\$ (1,443)	\$ 472,005	\$ 1,169,043
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -	Cumulative Leveraged IRR	-0.06%	3.87%	4.57%
Gross Rent Monthly Multiplier (GRM)	199.69	192.12	183.06	Cumulative Unleveraged IRR	-0.06%	3.87%	4.57%

**Disclaimer:** All Information Presented is Believed to be Accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any purchases of real estate.

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