

Rental Property Calculator

Result

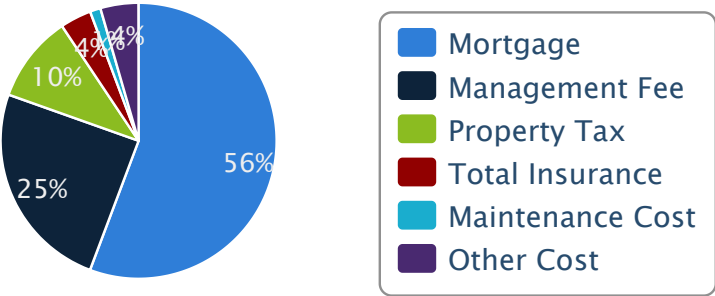
For the 7 Years Invested

Return (IRR):	14.68% per year
Total Profit when Sold:	\$1,493,347.90
Cash on Cash Return:	135.52%
Capitalization Rate:	5.71%
Total Rental Income:	\$1,964,042.31
Total Mortgage Payments:	\$1,012,613.88
Total Expenses:	\$389,253.08
Total Net Operating Income:	\$1,574,789.23

First Year Income and Expense

	Monthly	Annual
Income:	\$26,700.00	\$320,400.00
Mortgage Pay:	\$12,054.93	\$144,659.13
Management Fee (20%):	\$5,340.00	\$64,080.00
Property Tax:	\$2,208.33	\$26,500.00
Total Insurance:	\$791.67	\$9,500.00
Maintenance Cost:	\$266.67	\$3,200.00
Other Cost:	\$966.67	\$11,600.00
Cash Flow:	\$5,071.74	\$60,860.87
Net Operating Income (NOI):	\$17,126.67	\$205,520.00

First Year Expense Breakdown



Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End	
							Cash to Receive	Return (IRR)
Begin				-\$1,101,960				
1.	\$256,320	\$144,659	\$50,800	\$60,861	5.52%	\$1,227,427	\$1,042,027	0.08%
2.	\$264,010	\$144,659	\$52,324	\$67,026	6.08%	\$1,384,945	\$1,193,983	9.77%
3.	\$271,930	\$144,659	\$53,894	\$73,377	6.66%	\$1,547,687	\$1,350,996	12.70%
4.	\$280,088	\$144,659	\$55,511	\$79,918	7.25%	\$1,715,827	\$1,513,236	13.88%
5.	\$288,490	\$144,659	\$57,176	\$86,655	7.86%	\$1,889,551	\$1,680,881	14.40%
6.	\$297,145	\$144,659	\$58,891	\$93,595	8.49%	\$2,069,046	\$1,854,117	14.62%
7.	\$306,059	\$144,659	\$60,658	\$2,133,875	9.14%	\$2,254,510	\$2,033,133	14.68%
Total	\$1,964,042	\$1,012,614	\$389,253	\$1,493,348	135.52%			

Purchase

Purchase Price \$ 3600000

Use Loan? ☒ Yes ☐ No

Down Payment 29.86%

Interest Rate 4.0%

Loan Term 30 Years

Closing Cost \$ 27000

Need Repairs? ☐ Yes ☒ No

Recurring Operating Expenses

Annual Annual

Income

Monthly Rent \$ 26700 Annual Increase 3%

Other Monthly Income \$ 0 3%

Vacancy Rate 0%

Management Fee 20%

Sell

Do You Know the Sell Price? ☐ Yes ☒ No

Value Appreciation 3% Per Year

Increase

Holding Length

7 Years

Cost to Sell

5%

Property Tax

\$ 26500 3%

Total Insurance

\$ 9500 3%

HOA Fee

\$ 0 3%

Maintenance

\$ 3200 3%

Other Costs

\$ 11600 3%

Calculate

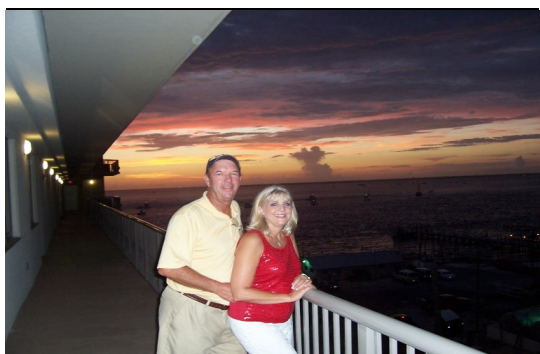


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by Calculator.net

PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Address: 41 green street
seacrest
Florida, 32461



Presented By:

Name	John Skinner
Company	Rosemary Beach Realty
Address	
Phone	850-865-0154
Email	condoman@cox.net

Property Information:

Type:	-	Single-Family
Asking Price:	\$	3,627,500
Fair Market Value:	\$	3,600,000
Number of Units:	1	
Sq. Footage		5,476
Appreciation Rate		3.00%

Financial Information

	% of Cost	% of FMV
Projected Down Payment/ Investment:	\$1,102,000	30.39%
		69.61%
		70.14%

	Amount	Rate	Term (Years)	Payment
Loan #1	2,525,000	4.00%	30.00	\$ 12,054.74
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

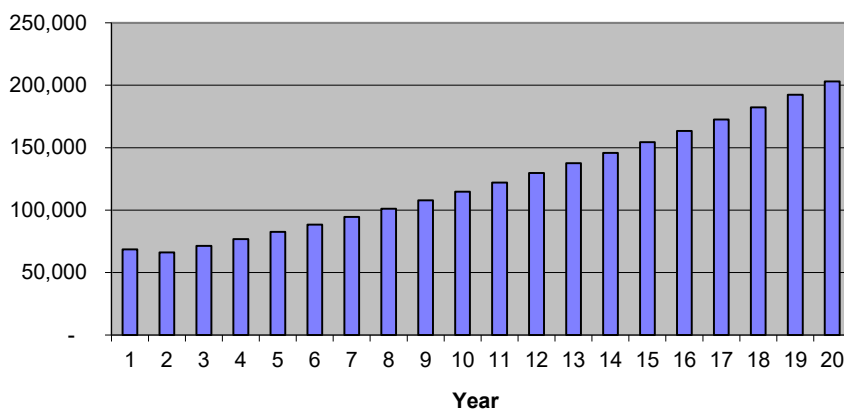
Rental Income & Expenses:

Monthly Rents:	\$	26,700
Annual Rents	\$	320,400
Other Annual Income	\$	-
Annual Vacancy	\$	-
Annual Expenses	\$	(114,880)
Annual Mortgage Payment	\$	(144,657)

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%

Property 20-year Projected Cash Flow



Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.55	1.68	2.06
FMV of Property per Sq Ft	643.28	724.02	839.33
Cash on Cash Return b/f Taxes	6.61%	8.89%	13.96%
Cash on Cash Return a/f Taxes	6.22%	7.49%	10.41%
Capitalization Rate	5.54%	5.81%	6.17%
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -
Gross Rent Monthly Multiplier (GRM)	138.88	133.61	127.31

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	11.57	11.13	10.61
Value of Property Using Your GRM	\$ -	\$ -	\$ -
Loan to Value Ratio (LVR)	67.00%	54.83%	41.23%
Net Present Value Leveraged (NPV)	\$ 5,125	\$ 740,895	\$ 1,914,278
Net Present Value Unleveraged (NPV)	\$ 64,866	\$ 1,049,292	\$ 2,502,018
Cumulative Leveraged IRR	0.46%	11.92%	12.66%
Cumulative Unleveraged IRR	1.79%	5.68%	6.44%

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.

Annual Rental Expense Input Screen

Total Annual Expenses:	\$ 50,800	(from below)
Annual Increase	3.00%	(from Input Screen)
Monthly Expenses	\$ 4,233	

Expense Description	Annual Amount	Percentage of Total
Accounting		0.00%
Advertising		0.00%
Association Fees		0.00%
Auto & Travel		0.00%
Cleaning		0.00%
Commissions		0.00%
Insurance	\$ 9,500	18.70%
Lawn Maintenance	\$ 800	1.57%
Pest	\$ 300	0.59%
Maintenance		0.00%
pool	\$ 1,600	3.15%
Payroll		0.00%
Professional Fees		0.00%
Repairs	\$ 1,200	2.36%
Supplies		0.00%
Taxes:		
Property Taxes	\$ 26,500	52.17%
Personal Property		0.00%
Payroll		0.00%
Other		0.00%
Trash Removal		0.00%
Utilities:		
Electricity	\$ 4,600	9.06%
Water	\$ 1,500	2.95%
Gas		0.00%
internet	\$ 2,800	5.51%
Other Utilities		0.00%
Miscellaneous	\$ 2,000	3.94%
Miscellaneous		0.00%
Miscellaneous		0.00%
Miscellaneous		0.00%
Miscellaneous		0.00%

Total Annual Expenses	\$ 50,800
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One-Time Expenses

Amount	Year Incurred
	1 ▼
	1 ▼
	1 ▼

Management Fee (if any)

20.00%

Alternative Expense Input

Use the input below instead?

No ▼

Year 1	-
Year 2	-
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Year 11	
Year 12	
Year 13	
Year 14	
Year 15	
Year 16	
Year 17	
Year 18	
Year 19	
Year 20	

Taxable Income Report on Rental Activity and Property Sale

Taxable Income Analysis - Operations

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income from Report	\$ 205,520	\$ 214,249	\$ 223,342	\$ 232,815	\$ 242,682	\$ 252,961	\$ 263,669	\$ 274,822	\$ 286,440	\$ 298,541
Tax Depreciation	(101,322)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(91,910)	(98,533)	(96,654)	(94,698)	(92,663)	(90,544)	(88,340)	(86,045)	(83,657)	(81,172)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 12,288	\$ 9,989	\$ 20,961	\$ 32,389	\$ 44,293	\$ 56,690	\$ 69,602	\$ 83,050	\$ 97,055	\$ 111,642
Fed & State Tax Rate on Rental Income	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%
Tax (Expense) Benefit from Operations	\$ (4,301)	\$ (3,496)	\$ (7,336)	\$ (11,336)	\$ (15,502)	\$ (19,841)	\$ (24,361)	\$ (29,067)	\$ (33,969)	\$ (39,075)
Subject to Suspended Loss Rules?	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 10px; margin-right: 5px;">No</div> <div style="border: 1px solid black; padding: 2px 10px;">Help</div> </div>									

Taxable Income Analysis - Property Sale

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Adjusted Projected Sales Price	\$ 3,522,600	\$ 3,628,278	\$ 3,737,126	\$ 3,849,240	\$ 3,964,717	\$ 4,083,659	\$ 4,206,169	\$ 4,332,354	\$ 4,462,324	\$ 4,596,194
Original Cost of Property	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	(104,900)	778	109,626	221,740	337,217	456,159	578,669	704,854	834,824	968,694
Accumulated Depreciation/Amortization	101,322	207,049	312,777	418,504	524,231	629,958	735,686	841,413	947,140	1,052,867
Taxable Gain (Loss) on Property Sale	\$ (3,578)	\$ 207,827	\$ 422,403	\$ 640,244	\$ 861,448	\$ 1,086,117	\$ 1,314,354	\$ 1,546,267	\$ 1,781,964	\$ 2,021,561
Capital Gain & State Rate on Sale	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Income Tax (Expense) Benefit	716	(41,565)	(84,481)	(128,049)	(172,290)	(217,223)	(262,871)	(309,253)	(356,393)	(404,312)
Recapture Tax (if any)	-	(10,352)	(15,639)	(20,925)	(26,212)	(31,498)	(36,784)	(42,071)	(47,357)	(52,643)
Total Tax (Expense) Benefit from Sale	\$ 716	\$ (51,918)	\$ (100,119)	\$ (148,974)	\$ (198,501)	\$ (248,721)	\$ (299,655)	\$ (351,324)	\$ (403,750)	\$ (456,956)

Taxable Income Report on Rental Activity and Property Sale

Taxable Income Analysis - Operations

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Net Operating Income from Report	311,145	324,274	337,948	352,190	367,024	382,473	398,563	415,321	432,774	450,949
Tax Depreciation	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)	(105,727)
Points Amortization	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #1	(78,585)	(75,894)	(73,092)	(70,176)	(67,142)	(63,984)	(60,697)	(57,277)	(53,717)	(50,011)
Interest Expense - Mortgage #2	-	-	-	-	-	-	-	-	-	-
Interest Expense - Mortgage #3	-	-	-	-	-	-	-	-	-	-
Operating Taxable Income (Loss)	\$ 126,833	\$ 142,653	\$ 159,129	\$ 176,286	\$ 194,154	\$ 212,762	\$ 232,139	\$ 252,317	\$ 273,330	\$ 295,211
Fed & State Tax Rate on Rental Income	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%
Tax (Expense) Benefit from Operations	\$ (44,391)	\$ (49,929)	\$ (55,695)	\$ (61,700)	\$ (67,954)	\$ (74,467)	\$ (81,249)	\$ (88,311)	\$ (95,665)	\$ (103,324)

Taxable Income Analysis - Property Sale

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Adjusted Projected Sales Price	\$ 4,734,080	\$ 4,876,102	\$ 5,022,385	\$ 5,173,057	\$ 5,328,249	\$ 5,488,096	\$ 5,652,739	\$ 5,822,321	\$ 5,996,991	\$ 6,176,900
Original Cost of Property	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)	(3,627,500)
Improvements Made	-	-	-	-	-	-	-	-	-	-
Amortization Points Paid	-	-	-	-	-	-	-	-	-	-
Gain or (Loss) on Property	1,106,580	1,248,602	1,394,885	1,545,557	1,700,749	1,860,596	2,025,239	2,194,821	2,369,491	2,549,400
Accumulated Depreciation/Amortization	1,158,595	1,264,322	1,370,049	1,475,777	1,581,504	1,687,231	1,792,958	1,898,686	2,004,413	2,110,140
Taxable Gain (Loss) on Property Sale	\$ 2,265,175	\$ 2,512,924	\$ 2,764,935	\$ 3,021,333	\$ 3,282,252	\$ 3,547,827	\$ 3,818,197	\$ 4,093,507	\$ 4,373,904	\$ 4,659,541
Capital Gain & State Rate on Sale	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Income Tax (Expense) Benefit	(453,035)	(502,585)	(552,987)	(604,267)	(656,450)	(709,565)	(763,639)	(818,701)	(874,781)	(931,908)
Recapture Tax (if any)	(57,930)	(63,216)	(68,502)	(73,789)	(79,075)	(84,362)	(89,648)	(94,934)	(100,221)	(105,507)
Total Tax (Expense) Benefit from Sale	\$ (510,965)	\$ (565,801)	\$ (621,489)	\$ (678,056)	\$ (735,526)	\$ (793,927)	\$ (853,287)	\$ (913,636)	\$ (975,001)	\$ (1,037,415)

20-Year Cash Flow Analysis

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Rental Activity Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rental Income	\$ 320,400	\$ 333,216	\$ 346,545	\$ 360,406	\$ 374,823	\$ 389,816	\$ 405,408	\$ 421,625	\$ 438,490	\$ 456,029
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	-	-	-	-	-	-	-	-	-	-
Management Fees (if any)	(64,080)	(66,643)	(69,309)	(72,081)	(74,965)	(77,963)	(81,082)	(84,325)	(87,698)	(91,206)
Operating Expenses	(50,800)	(52,324)	(53,894)	(55,511)	(57,176)	(58,891)	(60,658)	(62,478)	(64,352)	(66,282)
Net Operating Income (NOI)	\$ 205,520	\$ 214,249	\$ 223,342	\$ 232,815	\$ 242,682	\$ 252,961	\$ 263,669	\$ 274,822	\$ 286,440	\$ 298,541
Total Mortgage Payments	(132,602)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)
Capital Improvements	-	-	-	-	-	-	-	-	-	-
Operating Income Taxes	(4,301)	(3,496)	(7,336)	(11,336)	(15,502)	(19,841)	(24,361)	(29,067)	(33,969)	(39,075)
Net CASH FLOW from Rent Activity	\$ 68,617	\$ 66,096	\$ 71,349	\$ 76,821	\$ 82,523	\$ 88,463	\$ 94,651	\$ 101,098	\$ 107,813	\$ 114,809

Property Sale Analysis

Projected Sales Price - Original Cost	\$ 3,708,000	\$ 3,819,240	\$ 3,933,817	\$ 4,051,832	\$ 4,173,387	\$ 4,298,588	\$ 4,427,546	\$ 4,560,372	\$ 4,697,183	\$ 4,838,099
Projected Sales Price - Improvements	-	-	-	-	-	-	-	-	-	-
Selling Expenses	(185,400)	(190,962)	(196,691)	(202,592)	(208,669)	(214,929)	(221,377)	(228,019)	(234,859)	(241,905)
Adjusted Projected Sales Price	3,522,600	3,628,278	3,737,126	3,849,240	3,964,717	4,083,659	4,206,169	4,332,354	4,462,324	4,596,194
Mortgage #1 Balance Payoff	(2,484,308)	(2,438,184)	(2,390,180)	(2,340,221)	(2,288,227)	(2,234,114)	(2,177,797)	(2,119,185)	(2,058,186)	(1,994,701)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	-	-	-	-	-	-	-	-	-	-
Income Taxes From Sale	716	(51,918)	(100,119)	(148,974)	(198,501)	(248,721)	(299,655)	(351,324)	(403,750)	(456,956)
Net CASH FLOW from Property Sale	\$ 1,039,008	\$ 1,138,177	\$ 1,246,827	\$ 1,360,045	\$ 1,477,989	\$ 1,600,823	\$ 1,728,716	\$ 1,861,844	\$ 2,000,389	\$ 2,144,538

Cash Position

Net Cash Generated This Year	\$ 68,617	\$ 66,096	\$ 71,349	\$ 76,821	\$ 82,523	\$ 88,463	\$ 94,651	\$ 101,098	\$ 107,813	\$ 114,809
Net Cumulative Cash Generated Previous Years	n/a	68,617	134,713	206,062	282,883	365,406	453,869	548,520	649,618	757,431
Net Cash Generated - Property Sale	1,039,008	1,138,177	1,246,827	1,360,045	1,477,989	1,600,823	1,728,716	1,861,844	2,000,389	2,144,538
Original Initial Investment	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)
Total Net CUMULATIVE CASH Generated	\$ 5,125	\$ 170,389	\$ 350,388	\$ 540,428	\$ 740,895	\$ 952,192	\$ 1,174,737	\$ 1,408,962	\$ 1,655,320	\$ 1,914,278

Financial Ratios

Debt Coverage Ratio (DCR)	1.55	1.48	1.54	1.61	1.68	1.75	1.82	1.90	1.98	2.06
FMV of Property per Sq Ft	\$ 643.28	\$ 662.58	\$ 682.46	\$ 702.93	\$ 724.02	\$ 745.74	\$ 768.11	\$ 791.15	\$ 814.89	\$ 839.33
Cash on Cash Return b/f Taxes & Sale	6.61%	6.31%	7.14%	8.00%	8.89%	9.82%	10.79%	11.81%	12.86%	13.96%
Cash on Cash Return a/f Taxes & b/f Sale	6.22%	6.00%	6.47%	6.97%	7.49%	8.02%	8.59%	9.17%	9.78%	10.41%
Capitalization Rate	5.54%	5.61%	5.68%	5.75%	5.81%	5.88%	5.96%	6.03%	6.10%	6.17%
Value of Property Using Your Cap Rate	0.00%	-	-	-	-	-	-	-	-	-
Gross Rent Monthly Multiplier (GRM)	138.88	137.54	136.22	134.91	133.61	132.33	131.05	129.79	128.55	127.31
Gross Rent Yearly Multiplier (GRM)	11.57	11.46	11.35	11.24	11.13	11.03	10.92	10.82	10.71	10.61
Value of Property Using Your GRM	-	-	-	-	-	-	-	-	-	-
Loan to Value Ratio (LVR)	67.0%	63.8%	60.8%	57.8%	54.8%	52.0%	49.2%	46.5%	43.8%	41.2%
Net Present Value Leveraged (NPV)	5,125	170,389	350,388	540,428	740,895	952,192	1,174,737	1,408,962	1,655,320	1,914,278
Net Present Value Unleveraged (NPV)	64,866	294,177	537,001	788,594	1,049,292	1,319,443	1,599,408	1,889,563	2,190,298	2,502,018
Cumulative Leveraged IRR	0.46%	7.67%	10.17%	11.32%	11.92%	12.26%	12.46%	12.57%	12.63%	12.66%
Cumulative Unleveraged IRR	1.79%	4.07%	4.92%	5.38%	5.68%	5.90%	6.07%	6.21%	6.33%	6.44%
Modified Internal Rate of Return - Leveraged	0.46%	7.45%	9.64%	10.49%	10.83%	10.93%	10.92%	10.84%	10.72%	10.59%
Modified Internal Rate of Return - UnLeveraged	1.79%	3.98%	4.71%	5.04%	5.21%	5.31%	5.36%	5.38%	5.39%	5.39%

20-Year Cash Flow Analysis

Rental Activity Analysis

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rental Income	\$ 474,270	\$ 493,241	\$ 512,971	\$ 533,490	\$ 554,829	\$ 577,022	\$ 600,103	\$ 624,107	\$ 649,072	\$ 675,034
Other Income	-	-	-	-	-	-	-	-	-	-
Vacancy & Credits	-	-	-	-	-	-	-	-	-	-
Management Fees (if any)	(94,854)	(98,648)	(102,594)	(106,698)	(110,966)	(115,404)	(120,021)	(124,821)	(129,814)	(135,007)
Operating Expenses	(68,271)	(70,319)	(72,429)	(74,602)	(76,840)	(79,145)	(81,519)	(83,965)	(86,484)	(89,078)
Net Operating Income (NOI)	\$ 311,145	\$ 324,274	\$ 337,948	\$ 352,190	\$ 367,024	\$ 382,473	\$ 398,563	\$ 415,321	\$ 432,774	\$ 450,949
Total Mortgage Payments	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)	(144,657)
Capital Improvements	-	-	-	-	-	-	-	-	-	-
Operating Income Taxes	(44,391)	(49,929)	(55,695)	(61,700)	(67,954)	(74,467)	(81,249)	(88,311)	(95,665)	(103,324)
Net CASH FLOW from Rent Activity	\$ 122,097	\$ 129,688	\$ 137,596	\$ 145,833	\$ 154,413	\$ 163,350	\$ 172,658	\$ 182,353	\$ 192,451	\$ 202,969

Property Sale Analysis

Projected Sales Price - Original Cost	\$ 4,983,242	\$ 5,132,739	\$ 5,286,721	\$ 5,445,323	\$ 5,608,683	\$ 5,776,943	\$ 5,950,251	\$ 6,128,759	\$ 6,312,622	\$ 6,502,000
Projected Sales Price - Improvements	-	-	-	-	-	-	-	-	-	-
Selling Expenses	(249,162)	(256,637)	(264,336)	(272,266)	(280,434)	(288,847)	(297,513)	(306,438)	(315,631)	(325,100)
Adjusted Projected Sales Price	4,734,080	4,876,102	5,022,385	5,173,057	5,328,249	5,488,096	5,652,739	5,822,321	5,996,991	6,176,900
Mortgage #1 Balance Payoff	(1,928,629)	(1,859,866)	(1,788,301)	(1,713,821)	(1,636,306)	(1,555,633)	(1,471,674)	(1,384,293)	(1,293,353)	(1,198,708)
Mortgage #2 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Mortgage #3 Balance Payoff	-	-	-	-	-	-	-	-	-	-
Tax Benefit - Suspended Losses (if any)	-	-	-	-	-	-	-	-	-	-
Income Taxes From Sale	(510,965)	(565,801)	(621,489)	(678,056)	(735,526)	(793,927)	(853,287)	(913,636)	(975,001)	(1,037,415)
Net CASH FLOW from Property Sale	\$ 2,294,486	\$ 2,450,435	\$ 2,612,594	\$ 2,781,180	\$ 2,956,417	\$ 3,138,536	\$ 3,327,778	\$ 3,524,392	\$ 3,728,636	\$ 3,940,778

Cash Position

Net Cash Generated This Year	\$ 122,097	\$ 129,688	\$ 137,596	\$ 145,833	\$ 154,413	\$ 163,350	\$ 172,658	\$ 182,353	\$ 192,451	\$ 202,969
Net Cumulative Cash Generated Previous Years	872,241	994,338	1,124,026	1,261,622	1,407,455	1,561,868	1,725,218	1,897,875	2,080,229	2,272,680
Net Cash Generated - Property Sale	2,294,486	2,450,435	2,612,594	2,781,180	2,956,417	3,138,536	3,327,778	3,524,392	3,728,636	3,940,778
Original Initial Investment	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)	(1,102,500)
Total Net CUMULATIVE CASH Generated	\$ 2,186,324	\$ 2,471,961	\$ 2,771,717	\$ 3,086,136	\$ 3,415,785	\$ 3,761,253	\$ 4,123,153	\$ 4,502,121	\$ 4,898,816	\$ 5,313,927

Financial Ratios

Debt Coverage Ratio (DCR)	2.15	2.24	2.34	2.43	2.54	2.64	2.76	2.87	2.99	3.12
FMV of Property per Sq Ft	\$ 864.51	\$ 890.45	\$ 917.16	\$ 944.68	\$ 973.02	\$ 1,002.21	\$ 1,032.28	\$ 1,063.24	\$ 1,095.14	\$ 1,127.99
Cash on Cash Return b/f Taxes & Sale	15.10%	16.29%	17.53%	18.82%	20.17%	21.57%	23.03%	24.55%	26.13%	27.78%
Cash on Cash Return a/f Taxes & b/f Sale	11.07%	11.76%	12.48%	13.23%	14.01%	14.82%	15.66%	16.54%	17.46%	18.41%
Capitalization Rate	6.24%	6.32%	6.39%	6.47%	6.54%	6.62%	6.70%	6.78%	6.86%	6.94%
Value of Property Using Your Cap Rate	0.00%	-	-	-	-	-	-	-	-	-
Gross Rent Monthly Multiplier (GRM)	126.09	124.87	123.67	122.48	121.31	120.14	118.98	117.84	116.71	115.59
Gross Rent Yearly Multiplier (GRM)	10.51	10.41	10.31	10.21	10.11	10.01	9.92	9.82	9.73	9.63
Value of Property Using Your GRM	-	-	-	-	-	-	-	-	-	-
Loan to Value Ratio (LVR)	38.7%	36.2%	33.8%	31.5%	29.2%	26.9%	24.7%	22.6%	20.5%	18.4%
Net Present Value Leveraged (NPV)	2,186,324	2,471,961	2,771,717	3,086,136	3,415,785	3,761,253	4,123,153	4,502,121	4,898,816	5,313,927
Net Present Value Unleveraged (NPV)	2,825,144	3,160,113	3,507,378	3,867,411	4,240,703	4,627,761	5,029,114	5,445,312	5,876,923	6,324,541
Cumulative Leveraged IRR	12.66%	12.64%	12.62%	12.59%	12.56%	12.52%	12.49%	12.45%	12.41%	12.37%
Cumulative Unleveraged IRR	6.53%	6.62%	6.70%	6.77%	6.84%	6.91%	6.97%	7.03%	7.08%	7.13%
Modified Internal Rate of Return - Leveraged	10.45%	10.30%	10.15%	10.00%	9.86%	9.72%	9.58%	9.45%	9.33%	9.21%
Modified Internal Rate of Return - UnLeveraged	5.38%	5.36%	5.34%	5.32%	5.30%	5.27%	5.25%	5.22%	5.20%	5.18%

Property Name:	41 green street	Sensitivity Analysis	Executive Report
Case Description:		Main Report	User Guide
Address:	seacrest	Graphs & Reports	APOD Report
Address:	Florida, 32461		

I Rental Income & Expenses

Rental Income / Rent Roll:	Enter Rent Roll	\$ 320,400
Operating Expenses:	Enter Expenses	\$ 50,800
Annual Rental Income Growth Rate (%)		4.00%
Annual Operating Expense Increase (%)		3.00%

II Property Costs & Characteristics

Select Residential, Commercial Property or Raw Land	Single-Family	Help
Number of Units / Total Square Footage of Property	1 / 5,476	
Purchase Price of Rental Property:	Contract Purchase Price	\$ 3,600,000
	Initial Improvements	
	Closing Costs	\$ 27,500
	Other Initial Costs	-
	Other Initial Costs	
	Personal Property	
	% of Cost Allocated to Land	20.00%
		\$ 3,627,500
		<== Total Cost
Current Fair Market Value (FMV) of Rental Property:		\$ 3,600,000
Annual Property Appreciation Rate (%)		3.00%
Use the Above Appr. Rate for Each Year? ("No" to enter annually):	Enter Annual Rates	Yes
Future Selling Expenses (as a % of Selling Price):		5.00%

	Description	Amount	Select Year Improvement to be Made	Will the improvement increase the property's FMV?
Future Property Improvements			1	No
			1	No
			1	No
			1	No
			1	No
			1	No
			1	No
		\$ -		

III Financing

	Amort Schedules	Variable Interest
Loan to Value Percentage	Mortgage #1	Mortgage #2
Debt Borrowed or Assumed:	70.14%	0.00%
Interest Rate:	4.000%	0.00%
Interest Only?	No	No
Term or Remaining Term of Loan (Months):	360	
Additional Monthly Principal Payments		
Monthly Mortgage Payment: (formula)	\$ 12,054.74	\$ -
Loan Origination Points	-	
Loan Origination Points (Dollars)	\$ -	\$ -
Negative Amortization Option		
Negative Amortization Payment		n/a
Override Payment Calculated Above?	No	No
Initial Investment or Down Payment (Cost less Debt - Automatically Calculated)		\$ 1,102,500
Down Payment as a Percent of Fair Market Value		30.6%
Down Payment as a Percent of Cost		30.4%

IV Discount Rates & Market Factors - OPTIONAL

Enter Market Capitalization Rate (Cap Rate)		Help
Enter Market Annual Gross Rent Multiplier (GRM)		
Modified Internal Rate of Return:	Finance Rate:	Reinvestment Rate:
Net Present Value (NPV) Rate of Return (%)		

V Income Taxes

Federal Marginal Income Tax Rate:	Tax Analysis Rpt	35.0%	Help
Federal Long-Term Capital Gains Rate:		20%	
State Marginal Income Tax Rate:		0%	
Are Your Losses Limited by the Passive Loss Rules?		No	
Like-Kind Exchange on Disposition?		No	

[Top of Screen](#)



RENTAL PROJECTION FOR

41 GREEN STREET

PRESENTED BY: KRISTEN BURKE



TABLE OF CONTENTS

WHO WE ARE.....	1
A DEDICATED TEAM.....	2
41 GREEN STREET.....	3
MARKETING PLAN.....	4
2020 RENTAL PROJECTION.....	5
CONTACT.....	6

WHO WE ARE

360 Blue is a team of locally-based, luxury property management experts dedicated to providing a boutique, high level of service to every homeowner and guest. We focus solely on the 30A and Destin rental markets and are proud to represent the most exceptional group of luxurious properties in the area.



360

A DEDICATED TEAM

Having the best employee-to-property ratio in the local market—with 1 employee for every 4 properties—enables our team to know every detail about your luxury home. With 360 Blue, you have:

- A dedicated property manager and maintenance technician for your home.
- A specific housekeeping team for your property, which ensures a consistently beautiful and pristine home for each and every stay.
- An in-house maintenance staff on call 24/7/365 to handle any issues that might arise.

INNOVATION AND TECHNOLOGY

360 is committed to continuously developing and advancing our technology to provide real-time information and assistance to our homeowners and guests. To enhance the user experience and improve efficiency, 360 Blue is proud to offer:

- Our proprietary and user-friendly 360 Blue mobile app, which is available for all members of a group in any 360 Blue property. Guests can quickly and easily communicate with our team in real time for a variety of needs, including reporting maintenance issues and requesting concierge services.
- Complete management of reservations & bookings, with optimized rates and occupancy for the highest revenue possible—putting more money in our owners' pockets each month.

A PASSION FOR GIVING BACK

Our 360 Blue employees share a passion for giving back to the community, both locally and globally. Through our partnership with The Sonder Project, we are able to focus our efforts towards supporting education, eradicating malnutrition, deworming, building wells, and more. As a company, we committed to giving a minimum of 1/3 of our profits to charity through The Sonder Project. Learn more about our efforts at TheSonderProject.org.

41 GREEN STREET



360

MARKETING PLAN

360 Blue is proud to have the best in-house marketing team in the industry. Their expertise combined with our database of over 500,000 guests, and the 360 Blue luxury brand will ensure the success of your home. Some of our marketing efforts will include:

- Distribution of your home online through 360Blue.com, as well as other online travel sites such as VRBO, HomeAway, FlipKey, TripAdvisor, and EmeraldCoastbyOwner.com.
- 360Blue generates 75% of our bookings through organic traffic (compared to 25% via OTAs). With over 1 million web site visitors per year, 360Blue.com is well positioned to generate the amount of traffic needed to book your home for 2019 and beyond.
- Extensive social media promotion through Facebook, Instagram and Pinterest, including featured posts highlighting your home, guest review featured posts, as well as other posts and pins specifically highlighting your property.
 - Facebook Following: 66,000
 - Instagram Following: 13,500
 - Pinterest Monthly Reach: 500,000
- Email Marketing:
 - Comparable home emails featuring your home that targets guests and leads who have ever expressed interest in similar rentals, price points, communities, occupancy, amenities, location, and more. Our high-end, luxury inventory will help to drive revenue, due to our extensive list of affluent renters to target for your home.
 - Targeted email series promoting your home as new to our program.
 - Additional targeted email marketing campaigns optimized as necessary for your home.
- Heavy digital advertising featuring related search keywords linked to your home through Google Ads, Bing, and Yahoo Gemini to generate direct traffic from high intent search traffic.
- Aggressive remarketing to guests who have visited your property online including social media, email, digital marketing efforts, and more.

2020 RENTAL PROJECTION

41 GREEN STREET

Season	2020	Average Weekly Rate	Total Weeks in Period	Est. # of Booked	Est. Gross Income
Winter	1/4/20	\$5,975	6	0	\$0
Early Spring	2/15/20	\$7,875	3	0	\$0
Spring Break	3/7/20	\$10,475	4	3	\$31,650
Spring Break High	4/4/20	\$13,500	1	1	\$13,500
Easter	4/12/20	\$10,250	1	1	\$10,250
Spring Low	4/11/20	\$9,425	3	1	\$9,525
Early Summer	5/9/20	\$11,050	2	2	\$22,100
Summer	5/23/20	\$14,963	6	6	\$87,825
July 4th	7/4/20	\$17,325	1	1	\$17,325
Summer High	7/11/20	\$15,450	2	2	\$30,900
Summer Low	7/25/20	\$13,988	2	2	\$27,975
Fall	8/8/20	\$9,975	7	3	\$30,700
Fall Break	9/26/20	\$10,825	4	2	\$21,650
Fall Low	10/24/20	\$8,750	3	0	\$0
Winter	11/14/20	\$5,975	1	0	\$0
Thanksgiving	11/21/20	\$9,050	1	1	\$9,050
Winter	11/28/20	\$5,975	3	0	\$0
Christmas	12/19/20	\$8,750	2	1	\$8,750
			52	26	\$321,200

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