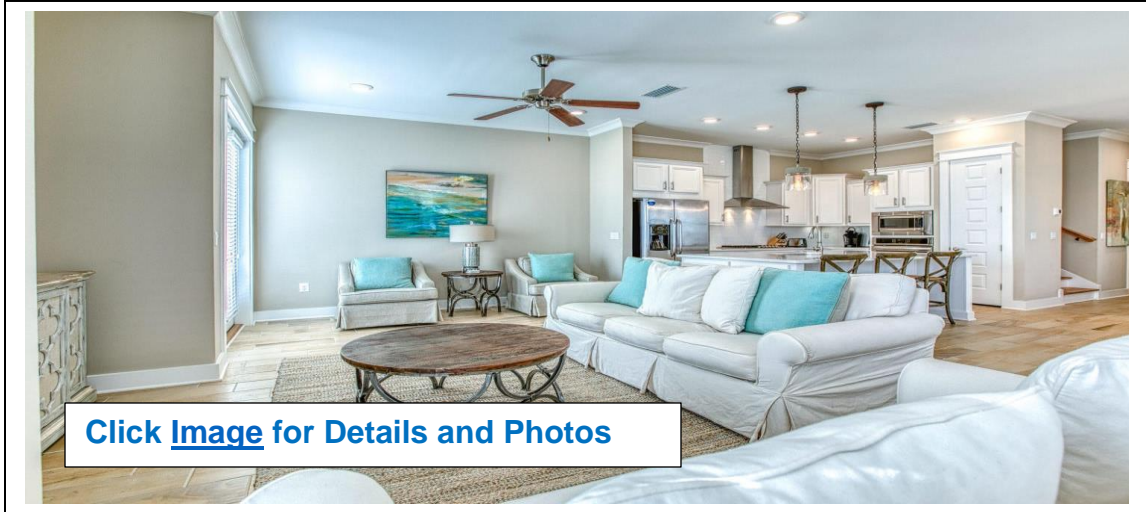


# 27 Dune Comet Lane in Prominence > 10% Cash on Cash Return

Smart Financing will create a 10% Cash on Cash return. We will show you how



[Click Image for Details and Photos](#)

## PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Address: 27 dune comet lane  
Santa Rosa Beach  
Florida, 32461

[Click here for Detail ROI Report](#)

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



### Property Information:

Type:	-	Single-Family
Asking Price:	\$	506,200
Fair Market Value:	\$	500,000
Number of Units:	1	
Sq. Footage	1,747	
Appreciation Rate	4.00%	

### Financial Information

Projected Down Payment/ Investment:	\$ 131,200	% of Cost	% of FMV
		25.92%	26.24%
		74.08%	75.00%

	Amount	Rate	Term (Years)	Payment
Loan #1	375,000	3.00%	30.00	\$ 937.50
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

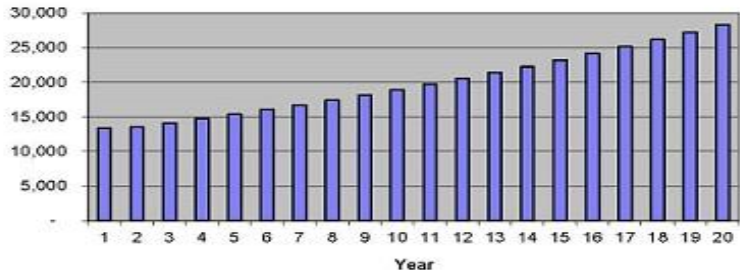
### Rental Income & Expenses:

Monthly Rents:	\$	3,800
Annual Rents	\$	45,600
Other Annual Income	\$	-
Annual Vacancy	\$	-
Annual Expenses	\$	(22,400)
Annual Mortgage Payment	\$	(11,250)

### Assumptions:

Rental Growth Rate	3.50%
Expense Growth Rate	3.00%
Property Growth Rate	4.00%
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)	2.25	2.39	2.88
FMV of Property per Sq Ft	262.77	330.80	402.47
Cash on Cash Return b/f Taxes	9.82%	11.94%	16.11%
Cash on Cash Return a/f Taxes	10.16%	11.70%	14.41%
Capitalization Rate	4.46%	4.42%	4.38%
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -
Gross Rent Monthly Multiplier (GRM)	136.84	139.51	142.91

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	11.40	11.63	11.91
Value of Property Using Your GRM	\$ -	\$ -	\$ -
Loan to Value Ratio (LVR)	72.12%	61.64%	50.67%
Net Present Value Leveraged (NPV)	\$ 642	\$ 110,065	\$ 278,945
Net Present Value Unleveraged (NPV)	\$ 7,346	\$ 146,018	\$ 351,461
Cumulative Leveraged IRR	0.49%	15.12%	15.84%
Cumulative Unleveraged IRR	1.45%	5.59%	6.28%

## 27 Dune Comet Lane in Prominence > 10% Cash on Cash Return

## 27 Dune Comet Lane Gross Rentals 49k with projections of 26 Weeks



### Gross Rental Projections Similar Unit

Season	Season Dates	Weekly Rate	Weeks Booked	Est. Gross Income
Winter	January 1, 2020 - March 2, 2020	\$1,175	0.5	\$588
Early Spring	March 3, 2020 - March 9, 2020	\$1,437	0.5	\$718
	March 10, 2020 - March 16, 2020	\$2,019	1	\$2,019
	March 17, 2020 - March 23, 2020	\$2,019	1	\$2,019
	March 24, 2020 - March 30, 2020	\$2,019	1	\$2,019
	March 31, 2020 - April 6, 2020	\$2,108	1	\$2,108
	April 7, 2020 - May 18, 2020	\$1,175	2.5	\$2,939
Early Summer	May 19, 2020 - May 25, 2020	\$1,619	1	\$1,619
	May 26, 2020 - June 1, 2020	\$2,090	1	\$2,090
	June 2, 2020 - June 8, 2020	\$1,959	1	\$1,959
	June 9, 2020 - June 15, 2020	\$2,364	1	\$2,364
	June 16, 2020 - June 22, 2020	\$2,364	1	\$2,364
	June 23, 2020 - June 29, 2020	\$2,364	1	\$2,364
	June 30, 2020 - July 6, 2020	\$2,821	1	\$2,821
	July 7, 2020 - July 13, 2020	\$2,612	1	\$2,612
	July 14, 2020 - July 20, 2020	\$2,612	1	\$2,612
	July 21, 2020 - July 27, 2020	\$2,612	1	\$2,612
Late Summer	July 28, 2020 - August 3, 2020	\$2,612	1	\$2,612
	August 4, 2020 - August 10, 2020	\$2,299	1	\$2,299
Early Fall	August 11, 2020 - September 28, 2020	\$1,437	3	\$4,310
Fall Break	September 29, 2020 - November 2, 2020	\$1,358	2	\$2,716
Late Fall	November 3, 2020 - November 30, 2020	\$1,306	1	\$1,306
Late Winter	December 1, 2020 - December 31, 2020	\$1,306	0.5	\$653
			26	\$49,722

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Note: This is a sample pro forma and no assurance is given that any rental income will be produced.  
Rental Income varies significantly with HOA restrictions, sleep accommodations, owner usage, upgrades, and view of property.