

Why Buy 45 Abaco
Dare to Compare Always Consult Your CPA
5 BR | 2 Bunk Rooms | 7 BA | 4,926 Sq. Ft | offered at **\$5,595,000**



Why Buy 45 Abaco as an Investment

Financials [Click for Detail ROI](#)

- Projected Purchase Price \$5,500,000
- Down Payment \$2,750,000 or 50%
- Rental Projections \$327,000
- Positive Cash Flow \$69,000
- Interest Rate 2.875%
- At 3% appreciation Market Value at end of year 6 \$6,507,000
- Cash on Cash Return 2.45%

Highlights

- Built in 2017 Concrete Block Structure
- Peacock Pavers
- Marble Counter Tops
- Venetian Plaster Walls
- Heated Pool
- Carriage House
- South Side Rosemary Beach

Intangible 3 weeks of Vacation in Rosemary Beach could Cost \$50,000

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45 ABACO LN. | ROSEMARY BEACH®

4 Bedroom + 2 Bunk Room | 5.5 Bathroom Primary Residence
1 Bedroom | 1 Bathroom Carriage House over 2-Car Garage
4,928 Square Feet | \$330K in Rental Projections | Private Heated Pool

SPECIAL FEATURES

- Exclusive South of 30A location
- Main house constructed in 2017 by acclaimed builder Benecki Homes of Atlanta
- Impeccable interior design by Melanie Turner Interior
- Polished Venetian Plaster in all common areas
- Peacock paver flooring on first level
- Waterfall edge, marble countertops in kitchen
- Oversized, vintage hangar lights over kitchen island
- Double Gaggenau refrigerators
- Two Gaggenau dishwasher - one in main kitchen, one in scullery
- Scullery and additional pantry located just off the main kitchen
- Professional Wolf range with polished Venetian plaster hood
- Rustic wood beams in the living area
- Custom black iron bannister on all 3 levels
- White wire brushed Oak flooring on 2nd and 3rd levels
- Two Master Suites - one on the 1st level
- Two Guest Suites in main residence with en suite baths
- Two Bunk Rooms in main residence - one is Queen over Queen, and the other is Queen over Queen & Twin over Twin
- Wrap around balcony on the 2nd level, overlooking the private courtyard and boardwalk to the beach
- Double door entry to 2nd level Master Suite with coffered, Pecky Cypress ceiling, marble bath with polished metal soaking tub & floor-to-ceiling marble shower
- Double laundry on 2nd level with two sets of Electrolux washer/dryer units
- Theater room with oversized lounging chairs and wet bar on the 3rd level
- Top of the line Waterworks and Kohler fixtures throughout

COMMUNITY FEATURES

- 5 Pools, including new Owners' Pool & Pavilion
- 12 Restaurants ranging from casual to fine dining
- Racquet Club & Fitness Center offering classes, yoga, and massage
- 107 Acres with 9 Beach Walkovers & just under 1/2 mile of private beach
- Concierge, beach chair, bike, and bonfire services for Owners and guests
- 20 Retail stores for clothing, kids, decor, gifts & more
- Biking/Walking access to the 18.6 mile trail along beautiful Scenic 30A

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17 ACTIVE Properties > 3,000,000 average price per square foot \$1,276

Note 45 Abaco Year Built 2017
Note asking price per square foot \$1,135
As of 12/10/2020

List Number:	Address:	Apx SqFt(Htd/Cooled):	BR	FB:	HB:	Year Built:	List Price:	Price Per Sqft	DOM
851656	25 N Belize Lane	3,099	6	5	1	2005	3,325,000	\$1,072.93	141
850569	67 Hope Town Lane	2,900	6	5	1	2000	3,380,000	\$1,165.52	153
849337	19 N Spanish Town Lane	3,589	6	5	1	2007	3,649,000	\$1,016.72	169
848892	101 Round Road	3,685	5	5	1	2003	3,699,989	\$1,004.07	175
828011	139 Rosemary Avenue	3,538	6	5	0	1998	3,750,000	\$1,059.92	503
848774	258 W Water Street	4,016	5	6	1	2007	3,995,000	\$994.77	178
856088	27 Rosemary Avenue	4,129	5	6	1	2002	3,995,000	\$967.55	73
850031	32 Rosemary Avenue	4,266	5	5	1	2001	4,295,000	\$1,006.8	160
825580	133 New Providence Lane	2,924	3	4	0	2002	4,299,000	\$1,470.25	539
860212	17 N Belize Lane	4,708	7	6	2	2019	4,400,000	\$934.58	7
850120	20 N Spanish Town Lane	4,568	5	5	2	2008	5,295,000	\$1,159.15	159
830818	14 S Briland Lane	3,526	5	5	1	2001	5,500,000	\$1,559.84	462
856340	45 Abaco Lane	4,928	5	6	1	2017	5,595,000	\$1,135.35	70
849758	473 E Water Street	3,066	4	4	1	2000	6,125,000	\$1,997.72	162
847767	28 W Spanish Town Court	5,017	5	5		2006	6,995,000	\$1,394.26	190
813679	12 S Spanish Town Lane	5,159	7	6	2	2004	7,800,000	\$1,511.92	738
835988	427 E Water Street	3,628	6	5	1	2002	8,100,000	\$2,232.64	376

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PROJECTED FINANCIAL ANALYSIS SUMMARY

Property: 45 abaco
 Property Address: Rosemary Beach
 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: \$ 5,551,000
 Fair Market Value: \$ 5,450,000
 Number of Units: 1
 Sq. Footage: 4,928
 Appreciation Rate: 3.00%

Financial Information

	% of Cost	% of FMV
Projected Down Payment/ Investment:	\$2,801,000	50.46%
		49.54%
		50.46%

	Amount	Rate	Term (Years)	Payment
Loan #1	2,750,000	2.88%	30.00	\$ 11,409.54
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

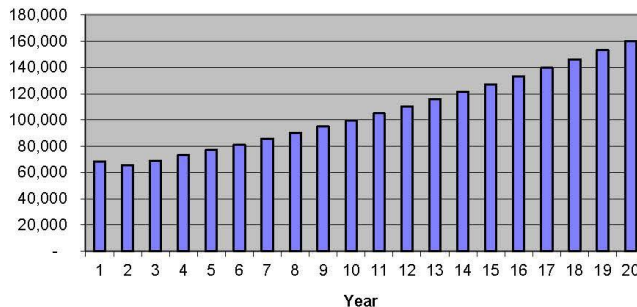
Rental Income & Expenses:

Monthly Rents: \$ 27,275
 Annual Rents: \$ 327,300
 Other Annual Income: \$ -
 Annual Vacancy: \$ -
 Annual Expenses: \$ (151,005)
 Annual Mortgage Payments: \$ (136,914)

Assumptions:

Rental Growth Rate: 3.50%
 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		Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	1.40	1.49	1.78	Gross Rent Yearly Multiplier (GRM)	17.15	16.82	16.42
FMV of Property per Sq Ft	1,082.15	1,217.97	1,411.96	Value of Property Using Your GRM	\$ -	\$ -	\$ -
Cash on Cash Return b/f Taxes	1.81%	2.39%	3.83%	Loan to Value Ratio (LVR)	48.03%	38.70%	28.49%
Cash on Cash Return a/f Taxes	2.45%	2.76%	3.57%	Net Present Value Leveraged (NPV)	\$ (83,374)	\$ 818,839	\$ 2,191,607
Capitalization Rate	3.14%	3.23%	3.34%	Net Present Value Unleveraged (NPV)	\$ (36,682)	\$ 1,058,059	\$ 2,643,232
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -	Cumulative Leveraged IRR	-2.98%	5.49%	6.48%
Gross Rent Monthly Multiplier (GRM)	205.81	201.86	197.03	Cumulative Unleveraged IRR	-0.66%	3.76%	4.49%

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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Annual Rental Expense Input Screen

Total Annual Expenses:	\$ 69,180	(from below)
Annual Increase	3.00%	(from Input Screen)
Monthly Expenses	\$ 5,765	

Expense Description	Annual Amount	Percentage of Total
Accounting		0.00%
Advertising		0.00%
Association Fees	\$ 5,580	8.07%
Auto & Travel		0.00%
Cleaning		0.00%
Commissions		0.00%
Insurance	\$ 9,500	13.73%
Lawn Maintenance	\$ 1,300	1.88%
Legal		0.00%
Maintenance		0.00%
Pool	\$ 1,500	2.17%
Payroll		0.00%
Professional Fees		0.00%
Repairs		0.00%
Supplies		0.00%
Taxes:		
Property Taxes	\$ 40,300	58.25%
Personal Property		0.00%
Payroll		0.00%
Other		0.00%
Trash Removal		0.00%
Utilities:		
Electricity	\$ 4,200	6.07%
Water	\$ 2,100	3.04%
Gas	\$ 1,200	1.73%
cable / internet	\$ 1,000	1.45%
Other Utilities		0.00%
Miscellaneous	\$ 2,500	3.61%
Miscellaneous		0.00%
Miscellaneous		0.00%
Miscellaneous		0.00%
Miscellaneous		0.00%

Total Annual Expenses	\$ 69,180
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One-Time Expenses

Amount	Year Incurred
	1
	1
	1

Management Fee (if any)

25.00%

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	

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R O S E M A R Y
 B E A C H®
 C O T T A G E R E N T A L C O M P A N Y

45 Abaco

Cottage & Carriage House

Seasons	Dates	Weeks	Booked	Base Rate	Gross Revenue
Winter:	1/1 - 3/6	9	1	\$ 11,655.00	\$11,655
Spring:	3/7 - 3/13	1	1	\$ 16,051.00	\$16,051
Spring Break:	3/14 - 4/3	3	2	\$ 18,564.00	\$37,128
ATL Spring Break:	4/4 - 4/10	1	1	\$ 20,419.00	\$20,419
Spring:	4/11 - 5/22	6	1	\$ 16,051.00	\$16,051
Summer:	5/23 - 6/26	5	5	\$ 18,564.00	\$92,820
4th of July:	6/27 - 7/11	2	2	\$ 20,419.00	\$40,838
Summer:	7/12 - 8/8	4	2	\$ 18,564.00	\$37,128
Fall:	8/9 - 10/30	12	1	\$ 16,051.00	\$16,051
Winter:	10/31 - 11/20	3	1	\$ 11,655.00	\$11,655
Thanksgiving:	11/21 - 11/27	1	1	\$ 16,051.00	\$16,051
Winter:	11/28 - 12/31	5	1	\$ 11,655.00	\$11,655
		52	19	\$327,502	

Total Gross Revenue

\$327,502

*Advertised Rate = Base Rate + Cleaning Fee + Amenity Fee

Kristen Moss

Director of Owner Services/Marketing

Rosemary Beach Cottage Rental Company

78 North Barrett Square

Rosemary Beach, FL 32461

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