



Client Florida Financial Rental Analysis

Finance Variables		
Exchange Rate	1.91	
Av. Annual Appreciation	24%	
Mortgage Years	30	
Mortgage Rate	5.300%	

Rental Breakdown	
Typ Mgmt Rentals	30
Personal Rentals	8
Vacant Weeks	14
Weeks Rented	38

Average Weekly Rentals		
High	\$1,146.00	£600.00
Medium	\$1,050.50	£550.00
Low	\$955.00	£500.00
Average Rental	\$1,033.97	£541.35

Property Price & Deposits		
Land price	\$0.00	£0.00
Build Cost	\$417,680.00	£218,680.63
Upgrades	\$0.00	£0.00
Specials Orders	\$0.00	£0.00
Pool Heating	\$0.00	£0.00
Furniture	\$11,000.00	£5,759.16
Property Costs	\$428,680.00	£224,439.79

Property Monthly Expenses		
Management	\$100.00	£52.36
Electric	\$192.72	£100.90
Telephone	\$26.00	£13.61
Water	\$42.86	£22.44
Gas	\$32.28	£16.90
TV	\$12.68	£6.64
Pool Care	\$85.00	£44.50
Lawn Care	\$75.00	£39.27
Pest Control	\$30.00	£15.71
Home Owner.A	\$30.00	£15.71
Sinking fund	\$30.00	£15.71
Monthly Expenses	\$656.54	£343.74

Property Cost Summary		
Closing Balance	\$300,076.00	£157,107.85
	Monthly	Monthly
Mortgage	\$1,659.01	£868.59
Insurance	\$125.00	£65.45
Property Tax	\$300.00	£157.07
Hotel Licenses	\$11.86	£6.21
SubTotals	\$2,095.87	£1,097.31
Monthly Expenses	\$656.54	£343.74
Total Outgoings	\$2,752.41	£1,441.05

% Payment Schedule			
1st Payment	\$64,302.00	15.00%	£33,665.97
2nd Payment	\$0.00	0.00%	£0.00
\$ at Closing	\$64,302.00	15.00%	£33,665.97
Mortgage	\$300,076.00	70.00%	£157,107.85
Closing Costs	\$12,860.40	3%	£6,733.19
Total Costs	\$441,540.40	100.00%	£231,172.98

Annual Summary		
Outgoings	\$33,028.90	£17,292.62
Average Rental	\$1,033.97	£541.35
Income	\$39,290.90	£20,571.15
Av Profit/Loss	\$6,262.00	£3,278.53
% Profit	15.94%	
Appreciation	\$102,883.20	£53,865.55
Total Gross Profit	\$109,145.20	£57,144.08

Alpha InterContinental Ltd, does not claim to be a financial or legal advisor. All figures are correct when published, but utility bills are averaged. This is in no way to guarantee occupancy.

These estimates are to be used as a guideline only, based on our experience in property management.

Expenses can vary with inflation and other factors. We recommend you set aside \$25-\$50 a month for repairs (shown as sinking funds), replacements and unforeseen expenditure.

Please note! Dollar exchange rates has a major impact on property costs, & this spreadsheet exchange rate is- **1.91** Annual Property taxes are approximately:- **\$3,600.00**

Total annual gross profit includes annual appreciation in property value and the average rental return. Therefore for a **£33,665.97** initial deposit you can expect to get a gross annual profit of **£57,144.08** meaning therefore within the first 12 months you can effectively recoup your initial deposit, and by refinancing (equity release) you can take this out of your property and reinvest into another property. This technique is known as Maximum leverage.