

The Grand

Purchase Summary:

Community:	Legends Corner
Subject Property:	TBD
Product:	The Grand
Bedrooms:	9
Bathrooms:	9
Sq Ft.	5677
Sleeps:	18 to 20 Guests
Purchase Price:	\$,---,---
Lot Price:	Included
Furnishings:	Included
Total Investment:	\$,---,---



Occupancy Goal:

of Nights Rented Per Year
of Weeks Rented

Potential Gross Revenue*

Monthly
Annually

Estimated Gross Expenses:

Monthly
Annually

Potential Net Income:

Monthly
Annually

NIGHTS RENTED TO BREAK EVEN

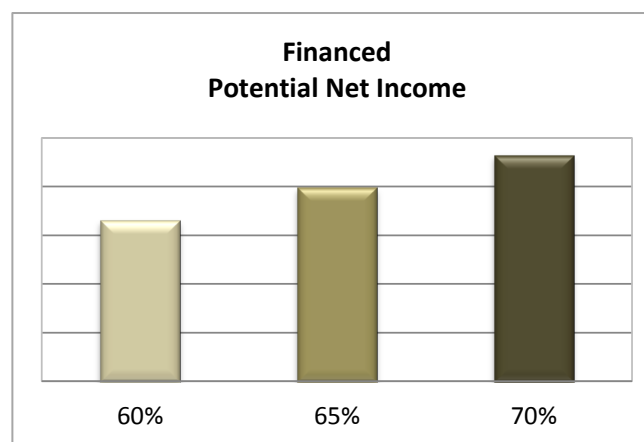
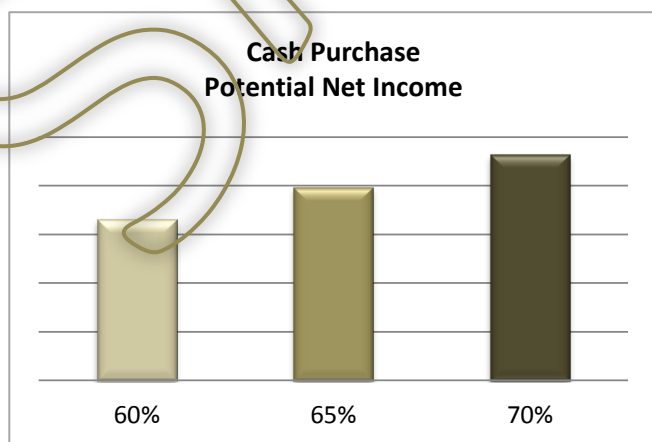
CAP RATE

CASH-ON-CASH RETURN

Purchase Scenario:

Total Investment
Down Payment Percentage
Down Payment:

	CASH PURCHASE			FINANCED		
	60%	65%	70%	60%	65%	70%
# of Nights Rented Per Year	219	237	256	219	237	256
# of Weeks Rented	31	34	37	31	34	37
Monthly Potential Gross Revenue*	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
Annually Potential Gross Revenue*	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
Monthly Estimated Gross Expenses	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
Annually Estimated Gross Expenses	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
Monthly Potential Net Income	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
Annually Potential Net Income	\$,---	\$,---	\$,---	\$,---	\$,---	\$,---
# NIGHTS RENTED TO BREAK EVEN	6.0	6.1	6.2	12.9	13.0	13.1
CAP RATE	-.%	-.%	-.%	-.%	-.%	-.%
CASH-ON-CASH RETURN	-.%	-.%	-.%	-.%	-.%	-.%
Total Investment	\$,---,---			\$,---,---		
Down Payment Percentage	100%			30%		
Down Payment	\$,---,---			\$,---		





The Grand

Monthly Expense Estimates:

	60% Occupied	65% Occupied	70% Occupied	
Management Services	0	0	0	\$--- fee waived
Pool Care	0	0	0	\$--- fee waived
Rental Cleans	0	0	0	\$--- fee waived
Preventative Maintenance	0	0	0	\$--- fee waived
Indoor / Outdoor Pest Control	0	0	0	\$--- fee waived
All Star No Fee Model	0	0	0	\$---

Electric	\$---	\$---	\$---	Estimated
Gas	\$---	\$---	\$---	Estimated
Water	\$---	\$---	\$---	Estimated
Phone/Internet/TV	\$---	\$---	\$---	
Basic Cable	\$---	\$---	\$---	Included in HOA dues
Lawn Care	\$---	\$---	\$---	Included in HOA dues
Deep Clean (annualized/mon)	\$---	\$---	\$---	Performed 3 times per year
Miscellaneous	\$---	\$---	\$---	Estimate average of incidentals
	\$0	\$0	\$0	

Community Fees:

POA/HOA Fees	\$---	\$---	\$---
Master HOA Dues	\$---	\$---	\$---
	\$0	\$0	\$0

Taxes and Insurance:

Property Taxes*	\$---	\$---	\$---	Estimated based on current millage
Property Insurance	\$---	\$---	\$---	Estimated
	\$---	\$---	\$---	

Gross Expenses:

	\$-,---	\$-,---	\$-,---
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Mortgage:

	\$0	\$0	\$0
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Total Monthly Expenses:

	\$-,---	\$-,---	\$-,---
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Lot Price assumes a \$200K lot allowance

Mortgage Assumption:

Mortgage Amount:	\$-,---
Interest Rate / 30 Year Term	-.-%
Mortgage payment:	\$-,---