

ESTIMATED ANNUAL RUNNING COST OF HOME

100% Cash Purchase Scenario

Community: Solterra Type: Single Family Homes Floor Plan: 6 bed	Estimated closing costs are approx. 3% - 4%
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TOTAL INITIAL INVESTMENT

PURCHASE PRICE		\$ 384,490.00
FURNITURE PACKAGE	approx.	\$ 42,000.00
SUB-TOTAL INITIAL INVESTMENT		\$ 426,490.00
APPROX. CLOSING COST	3.5%	\$ 13,457.15
TOTAL INITIAL INVESTMENT		\$ 439,947.15

TOTAL MONTHLY OUTGOINGS

SOME EXPENSES ARE UNKNOWN

	<u>MONTHLY</u>	<u>ANNUAL</u>
TAXES/CDD (based on non-homestead, Polk County)	\$ 583.00	\$ 6,996.00
INSURANCE COST (can vary based on coverage)	\$ 160.00	\$ 1,920.00
HOME WARRANTY- <i>I will explain this</i>	\$ -	\$ 450.00
HOA DUES -	\$ 142.00	\$ 1,704.00
RUNNING COST- examples below	\$ 1,053.00	\$ 12,636.00
(Mgmt- \$265, Cleaning - \$233, Utilities - \$475, Pool - \$80)		
TOTAL MONTHLY OUTGOINGS	\$ 1,938.00	\$ 23,256.00

GROSS ESTIMATED MONTHLY INCOME FIGURES

6 Bed Estimated Rental Rate

	Avg. per night basis of: \$ 320.00	<u>WEEKS OF RENTAL</u>			
		32	35	38	41
BASED ON WKLY RENT AT: \$2,240		\$ 71,680.00	\$ 78,400.00	\$ 85,120.00	\$ 91,840.00
RENTAL COMMISSION: 20%		\$ 14,336.00	\$ 15,680.00	\$ 17,024.00	\$ 18,368.00
ANNUAL RUNNING COSTS:		\$ 23,256.00	\$ 23,256.00	\$ 23,256.00	\$ 23,256.00
ESTIMATED ANNUAL INCOME		\$ 34,088.00	\$ 39,464.00	\$ 44,840.00	\$ 50,216.00

Cash on Cash Return (Debt to Income Ratio):	8%	9%	10%	11%
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All figures are estimated. This is in no way to guarantee occupancy.

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Income figures do not reflect long term appreciation or the increase of rental rates over time.

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ESTIMATED ANNUAL RUNNING COST OF HOME

US 10% Down Mortgage

Community: Solterra Type: Single Family Homes Floor Plan: 6 bed	Estimated closing costs are approximately 3% - 4%
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TOTAL INITIAL INVESTMENT

PURCHASE PRICE:		\$ 384,490.00
FURNITURE PACKAGE:	approx.	\$ 42,000.00
DOWN PAYMENT BASED ON:	10%	\$ 38,449.00
MORTGAGE AMOUNT:	90%	\$ 346,041.00
SUB-TOTAL INITIAL INVESTMENT:		\$ 80,449.00
APPROX. CLOSING COST:	3.5%	\$ 13,457.15
TOTAL INITIAL (CASH) INVESTMENT:		\$ 93,906.15

TOTAL MONTHLY OUTGOINGS

SOME EXPENSES ARE UNKNOWN

		<u>MONTHLY</u>	<u>ANNUAL</u>
HOUSE PAYMENT BASED ON	4.5% interest	\$ 1,753.34	\$ 21,040.07
TAXES/CDD (based on non-homestead, Polk County)		\$ 583.00	\$ 6,996.00
INSURANCE COST (can vary based on coverage)		\$ 160.00	\$ 1,920.00
HOME WARRANTY- <i>I will explain this</i>		\$ 37.50	\$ 450.00
HOA DUES -		\$ 145.00	\$ 1,740.00
RUNNING COST- examples below (Mgmt- \$265, Cleaning - \$233, Utilities - \$475, Pool - \$80)		\$ 1,053.00	\$ 12,636.00

TOTAL MONTHLY OUTGOINGS **\$ 3,731.84 \$ 44,782.07**

GROSS ESTIMATED MONTHLY INCOME FIGURES

6 Bed Estimated Rental Rate

Avg. per night basis of:	\$ 320.00	<u>WEEKS OF RENTAL</u>			
		32	35	38	41
BASED ON WEEKLY:	\$2,380	\$ 76,160.00	\$ 83,300.00	\$ 90,440.00	\$ 97,580.00
RENTAL COMMISSION:	20%	\$ 15,232.00	\$ 16,660.00	\$ 18,088.00	\$ 19,516.00
ANNUAL RUNNING COSTS:		\$ 44,782.07	\$ 44,782.07	\$ 44,782.07	\$ 44,782.07

ESTIMATED ANNUAL INCOME: \$ 16,145.93 \$ 21,857.93 \$ 27,569.93 \$ 33,281.93

Cash on Cash Return (Debt to Income Ratio) **17% 23% 29% 35%**

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ESTIMATED ANNUAL RUNNING COST OF HOME

International 25% Down Mortgage

Community: Solterra Type: Single Family Homes Floor Plan: 6 bed	Estimated closing costs are approximately 3% - 4%
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TOTAL INITIAL INVESTMENT

PURCHASE PRICE:		\$ 384,490.00
FURNITURE PACKAGE:	approx.	\$ 42,000.00
DOWN PAYMENT BASED ON:	25%	\$ 96,122.50
MORTGAGE AMOUNT:	75%	\$ 288,367.50
SUB-TOTAL INITIAL INVESTMENT:		\$ 138,122.50
APPROX. CLOSING COST:	3.5%	\$ 13,457.15
TOTAL INITIAL (CASH) INVESTMENT:		\$ 151,579.65

TOTAL MONTHLY OUTGOINGS

SOME EXPENSES ARE UNKNOWN

		<u>MONTHLY</u>	<u>ANNUAL</u>
HOUSE PAYMENT BASED ON	5.0% interest	\$ 1,548.02	\$ 18,576.23
TAXES/CDD (based on non-homestead, Polk County)		\$ 583.00	\$ 6,996.00
INSURANCE COST (can vary based on coverage)		\$ 160.00	\$ 1,920.00
HOME WARRANTY- <i>I will explain this</i>		\$ 37.50	\$ 450.00
HOA DUES -		\$ 145.00	\$ 1,740.00
RUNNING COST- examples below (Mgmt- \$265, Cleaning - \$233, Utilities - \$475, Pool - \$80)		\$ 1,053.00	\$ 12,636.00

TOTAL MONTHLY OUTGOINGS **\$ 3,526.52 \$ 42,318.23**

GROSS ESTIMATED MONTHLY INCOME FIGURES

6 Bed Estimated Rental Rate

Avg. per night basis of:	\$ 320.00	<u>WEEKS OF RENTAL</u>			
		32	35	38	41
BASED ON WEEKLY:	\$2,380	\$ 76,160.00	\$ 83,300.00	\$ 90,440.00	\$ 97,580.00
RENTAL COMMISSION:	20%	\$ 15,232.00	\$ 16,660.00	\$ 18,088.00	\$ 19,516.00
ANNUAL RUNNING COSTS:		\$ 42,318.23	\$ 42,318.23	\$ 42,318.23	\$ 42,318.23

ESTIMATED ANNUAL INCOME: \$ 18,609.77 \$ 24,321.77 \$ 30,033.77 \$ 35,745.77

Cash on Cash Return (Debt to Income Ratio) **12% 16% 20% 24%**

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ESTIMATED ANNUAL RUNNING COST OF HOME

International 30% Down Mortgage

Community: Solterra Type: Single Family Homes Floor Plan: 6 bed	Estimated closing costs are approximately 3% - 4%
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TOTAL INITIAL INVESTMENT

PURCHASE PRICE:		\$ 384,490.00
FURNITURE PACKAGE:	approx.	\$ 42,000.00
DOWN PAYMENT BASED ON:	30%	\$ 115,347.00
MORTGAGE AMOUNT:	70%	\$ 269,143.00
SUB-TOTAL INITIAL INVESTMENT:		\$ 157,347.00
APPROX. CLOSING COST:	3.5%	\$ 13,457.15
TOTAL INITIAL (CASH) INVESTMENT:		\$ 170,804.15

TOTAL MONTHLY OUTGOINGS

SOME EXPENSES ARE UNKNOWN

	<u>MONTHLY</u>	<u>ANNUAL</u>
HOUSE PAYMENT BASED ON 5.0% interest	\$ 1,444.82	\$ 17,337.81
TAXES/CDD (based on non-homestead, Polk County)	\$ 583.00	\$ 6,996.00
INSURANCE COST (can vary based on coverage)	\$ 160.00	\$ 1,920.00
HOME WARRANTY- <i>I will explain this</i>	\$ 37.50	\$ 450.00
HOA DUES -	\$ 145.00	\$ 1,740.00
RUNNING COST- examples below (Mgmt- \$265, Cleaning - \$233, Utilities - \$475, Pool - \$80)	\$ 1,053.00	\$ 12,636.00

TOTAL MONTHLY OUTGOINGS **\$ 3,423.32 \$ 41,079.81**

GROSS ESTIMATED MONTHLY INCOME FIGURES

6 Bed Estimated Rental Rate

Avg. per night basis of: \$ 320.00	<u>WEEKS OF RENTAL</u>			
	32	35	38	41
BASED ON WEEKLY: \$2,380	\$ 76,160.00	\$ 83,300.00	\$ 90,440.00	\$ 97,580.00
RENTAL COMMISSION: 20%	\$ 15,232.00	\$ 16,660.00	\$ 18,088.00	\$ 19,516.00
ANNUAL RUNNING COSTS:	\$ 41,079.81	\$ 41,079.81	\$ 41,079.81	\$ 41,079.81

ESTIMATED ANNUAL INCOME: \$ 19,848.19 \$ 25,560.19 \$ 31,272.19 \$ 36,984.19

Cash on Cash Return (Debt to Income Ratio)	12%	15%	18%	22%
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