



**Nearing Completion 11/15/05**

***Ready for occupancy in early April 2006***

**The best turnkey rental opportunity in SJDS**





# Rental Income Projections

<b>Annual Rental Revenue</b>	<b>40% Occupancy</b>	<b>60% Occupancy</b>	<b>80% Occupancy</b>
Rental Days per Year	365	365	365
Owner Occupancy	60	60	60
Max. Days Villa can be Rented	305	305	355
Actual Rental Days	122	183	244
Nightly Rental Rate	\$135	\$135	\$135
Gross Rental Income	\$16,470	\$24,705	\$32,940
<b>Property Management Fee (15%)</b>	\$2,470.50	\$3,705.75	\$4,941.00
<b>Net Rental Income</b>	<b>\$13,999.50</b>	<b>\$20,999.25</b>	<b>\$27,999.00</b>

<b>Annual Rental Expenses</b>	<b>40% Occupancy</b>	<b>60% Occupancy</b>	<b>80% Occupancy</b>
Home Owners Association	\$1,500	\$1,500	\$1,500
Water	\$75	\$100	\$125
Electricity	\$1,250	\$1,500	\$1,750
Housekeeping	\$900	\$900	\$900
Maintenance	\$1,200	\$1,400	\$1,600
TV/Internet	\$1,200	\$1,200	\$1,200
<b>Projected Gross Annual Expense</b>	\$61,25	\$6,600	\$7,075
<b>Net Annual Rental Income to Owner</b>	<b>\$7,874.50</b>	<b>\$11,251.25</b>	<b>\$20,924.00</b>

Net rental income projections are provided for illustration and example purposes only and should not be construed as actual income. A conservative \$135 per night is used for a two-bedroom, two and one-half bathroom ocean view villa. Examples used include owner occupancy of 60-days per year; any net income would increase or decrease in proportion to actual owner occupancy and the number of actual days unit is available for rent. Property management fee of 15% using PDH provider. Owner is free to rent out unit without hiring the services of a property manager.

A 40% occupancy = 4% cash return + 8% per year appreciation for 12% annual return.

A 60% occupancy = 6% cash return + 8% = 14% annual return.

An 80% occupancy = 10% cash return + 8% = 18% annual return.

All numbers are approximate.