

## Rental Analysis

### PROPERTY DETAILS - LILY VILLAS

	2 Bedroom		<b>Sale Price: US \$490,000</b>
	1,100	Sq. Ft.	

### REVENUE MODEL ( USD )

Rates/night	Estimated Occupancy Rates / Days						
(USD)	Days	Low	Days	Mid	Days	High	Days
<b>200</b>	244	25%	61	30%	73	50%	122
<b>275</b>	99	40%	40	65%	64	80%	79
<b>350</b>	22	50%	11	75%	17	95%	21
	365		112		154		222
	<i>Weeks</i>		<b>16</b>		<b>22</b>		<b>32</b>
			Rental Revenue		Rental Revenue		Rental Revenue
			Low		Mid		High
15 April - 14 Dec			\$12,200		\$14,640		\$24,400
15 Dec- 14 April			\$10,890		\$17,696		\$21,780
20 Dec - 10 Jan			\$3,850		\$5,775		\$7,315
			<b>\$26,940</b>		<b>\$38,111</b>		<b>\$53,495</b>
Rental Yield Analysis Gross			<b>5.50%</b>		<b>7.78%</b>		<b>10.92%</b>

### FIXED OP-EX

	Q1	Q2	Q3	Q4	Annual
Land Tax	\$0.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00
Contents Insurance	\$0.00	\$350.00	\$0.00	\$0.00	\$350.00
					<b>\$2,850.00</b>

### VARIABLE OP-EX

	Q1	Q2	Q3	Q4	Annual
Electricity	\$550.00	\$550.00	\$550.00	\$550.00	\$2,200.00
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$225.00	\$225.00	\$225.00	\$225.00	\$900.00
Unit Maintanance	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$9,000.00
Internet & Cable	\$360.00	\$360.00	\$360.00	\$360.00	\$1,440.00
Staffing (Twice Weekly)	\$1,950.00	\$1,950.00	\$1,950.00	\$1,950.00	\$7,800.00
Communal Fees	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$8,100.00
Property Management Fees	\$1,125.00	\$1,125.00	\$1,125.00	\$1,125.00	\$4,500.00
					<b>\$33,940.00</b>

<b>TOTAL OP-EX (Variable + Fixed)</b>	<b>\$36,790.00</b>
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