

ESTIMATED CASH FLOW

ADDRESS: Cormorant Trail

Price of House			\$	369,000.00
Down Payment			\$	73,800.00
Amount Financed			\$	295,200.00
Term (years/ rate)	30	4.500%		
Monthly Payment			\$1,495.74	\$17,948.82

<u>Expenses</u>	<u>Monthly</u>	<u>Annual</u>
Taxes	\$ 151.83	\$ 1,822.00
Insurance	\$ 258.33	\$ 3,100.00
Flood Insurance	\$ 29.00	\$ 348.00
Electric	\$ 125.00	\$ 1,500.00
Gas	\$ 20.83	\$ 250.00
Phone/internet	\$ 50.00	\$ 600.00
Water	\$ 58.33	\$ 700.00
Cable	\$ 50.00	\$ 600.00
Association Fee	\$ 29.17	\$ 350.00
Hot tub and Pool Maint.	\$ 233.33	\$ 2,800.00
Landscaping	\$ -	\$ -
Repairs	\$ 166.67	\$ 2,000.00
Capital Improvements, Misc.	\$ 166.67	\$ 2,000.00
Total Expenses	\$ 1,339.17	\$ 16,070.00

All Expenses	\$2,834.90	\$34,018.82
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Gross Annual		\$34,386
Rental Commission	16%	\$ 5,501.76
Net Annual		\$28,884.24
Average Monthly Rent	\$2,407.02	

Est. Expense and Payment	\$427.88	\$5,134.58
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