

Income & Expense Statement

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|---------------------------------------|----------------------|
| Total Annual Rental Receipts | \$ 35,678.75 |
| Operating Expenses | |
| Interest on Debt | \$ 6,000.00 |
| Utility Expenses | \$ 4,320.00 |
| Depreciation | \$ 8,300.00 |
| Property Tax | \$ 800.00 |
| Insurance | \$ 1,560.00 |
| Property & Yard Maintenance | \$ 4,200.00 |
| State Sales Tax on Gross Receipts | \$ 2,497.51 |
| Local Excise(Hotel) & Business Tax | \$ 2,228.73 |
| Other & Miscellaneous | \$ 9,600.00 |
| Total Operating Expense | \$ 39,506.24 |
| Net Income (Loss) from Rentals | \$ (3,827.49) |

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| Income Return on Invested Capital |
| Annual Rate of Return= -1.70% |

As a % of Revenue **-10.73%**

Cash Flow Analysis

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|------------------------------------|---------------------|
| Gross Revenue from Rental | \$ 35,678.75 |
| Cash Outlays | |
| Interest Payment | \$ 6,000.00 |
| Principal Repayment | \$ 4,118.50 |
| Utility Expenses | \$ 4,320.00 |
| Property Tax | \$ 800.00 |
| Insurance | \$ 1,560.00 |
| Property & Yard Maintenance | \$ 4,200.00 |
| State Sales Tax on Gross Receipts | \$ 2,497.51 |
| Local Excise(Hotel) & Business Tax | \$ 2,228.73 |
| Other & Miscellaneous | \$ 9,600.00 |
| Total Cash Outlay | \$ 35,324.73 |
| Net Cash Receipts (Input) | \$ 354.02 |

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| Cash Return on Invested Capital |
| Annual Rate of Return= 0.16% |

As a % of Revenue **0.99%**

Short-term Rental Property

How many units do you have to rent:

What was the cost of the Unit(s):

How much did you invest to up-grade the unit(s):

What is the average daily rental rate per unit:

No. of days per year you do NOT rent the property:

What is the average occupancy rate:

How much mortgage is on the property:

What are your Property Taxes/Year:

What is your Insurance Premium/Year:

What is your average Utility Bill/Month:

Rental Service Fee per Night:

State Sales Tax:

Local Excise (Hotel) Tax:

Average Maintenance Expense/Month:

Yard Maintenance Fee/Month:

Other & Miscellaneous/Month:

Estimated Land Value: Alt.LV:

Total Investment Depreciation Term Months

Rate: Term: Payment:

Nat. Gas: Electric: Water:

Local Tax Certificate/Year: