

124 Cannon Pro Forma

All numbers are estimates

Valuation Analysis

# of Bedrooms		1	
Average Rev/Night	\$	250	
# of Nights		365	
Max Revenue	\$	91,250	
Occupancy		70.00%	
Revenue	\$	63,875	
Expense	\$	(28,744)	45.00%
Net Income	\$	35,131	

Number of Rooms		14	
Net Revenue	\$	491,838	
RE Tax	\$	15,417	
Insurance	\$	8,000	
Maintenace	\$	7,000	
Net Income	\$	461,421	
Cap Rate		10.00%	
Value	\$	4,614,205	
Cost	\$	1,391,000	
Net Value	\$	3,223,205	
Discount	\$	(1,123,205)	34.85%
Value	\$	2,100,000	

Investment Summary		
Projected NOI	\$	461,421
Purchase Price	\$	2,100,000
Unleveraged Yield		13.22%
Leveraged Yield		28.49%

Upfit/Construction Expense

Unit A	Square Feet	Cost Per SF	Cost
Unit A - Existing	1,090	\$ 200	\$ 218,000
Unit A - New	275	\$ 300	\$ 82,500
Unit B - Existing	1,090	\$ 200	\$ 218,000
Unit B - New	275	\$ 300	\$ 82,500
Unit C	1,050	\$ 300	\$ 315,000
Unit D	1,050	\$ 300	\$ 315,000
	<b>4,830</b>		\$ 1,231,000
		Soft Costs	\$ 100,000
		Landscaping	\$ 35,000
		Misc	\$ 25,000
		<b>Total</b>	\$ 160,000
		<b>Grand Total</b>	\$ <b>1,391,000</b>

Leveraged Investment Analysis

Total Cost		\$ 3,491,000
Debt	70.0%	\$ 2,443,700
Interest	4.5%	
Amortization	25 Years	
Payment		\$ 162,995
Cash Flow		\$ 298,426
Equity	30.0%	\$ 1,047,300
Levaged Yield		28.49%