CHAMPIONS GATE - SINGLE FAMILY

Season	Low	Mid	Hihg	Peak
Nr of days (365)	176	37	121	31
Average occupancy per Season	60%	65%	80%	90%
Average occupancy	75%			
Night Rate	$ 180.00	$ 225.00	$ 375.00	$ 450.00
Night rate / nr bedrooms	$ 30.00	$ 37.50	$ 62.50	$ 75.00
Average night Rate	$ 272.14			

Investment	$ 517,180.00
Nr of bedrroms	6

Income

Occupancy	Total Income
75%	$ 74,497.50

Expenses

	Monthly	Yearly
PM Comission (20%)	$ 1,241.63	$ 14,899.50
Utilities + Pool Cleanning + Pest control	$ 420.00	$ 5,040.00
HOA	$ 314.56	$ 3,774.72
Cable	included HOA	
Property Mgt monthly Fee	$ 150.00	$ 1,800.00
Licenses	$ -	$ 400.00
Insurance	$ -	$ 1,200.00
Liability Insurance	$ -	$ 220.00
Professional Photos	$ -	$ 130.00
Property Tax		$ 6,206.16
Total Expenses	$ -	$ 33,670.38

NET INCOME ANNUAL	$ 40,827.12	7.89% Return of investment

The values shown in the calculations were based on a historical average prepared by the ONE VACATION HOME
The costs considered are estimates for a household in the existing model of standards in this simulation
The desmonstration above should be considered by reference for the owner. Not guaranteed by the One Vacaion Home that the occupancy rate is met,
as well as the estimated monthly expenses than those reported above