



CHAMPIONS GATE - TOWNHOME

Season	Low	Mid	Hihg	Peak
Nr of days (365)	176	37	121	31
Average occupancy per Season	60%	65%	80%	90%
Average occupancy	70%			
	Baixa	Media	Alta	Pico
Night Rate	\$ 120.00	\$ 140.00	\$ 210.00	\$ 270.00
Night rate / nr bedrooms	\$ 30.00	\$ 35.00	\$ 52.50	\$ 67.50
Average night Rate	\$ 164.60			

Investment	\$ 318,490.00		
Nr of bedrroms	4		

Income	
Occupancy	Total Income
70%	\$ 41,866.71

Expenses		Monthly	Yearly
PM Comission (20%)	\$	697.78	\$ 8,373.34
Utilities + Pool Cleanning + Pest control	\$	320.00	\$ 3,840.00
HOA	\$	321.03	\$ 3,852.36
Cable		included HOA	
Property Mgt monthly Fee	\$	150.00	\$ 1,800.00
Licenses	\$	-	\$ 400.00
Insurance	\$	-	\$ 800.00
Liability Insurance	\$	-	\$ 220.00
Professional Photos	\$	-	\$ 130.00
Property Tax	\$		\$ 3,821.88
Total Expenses	\$	-	\$ 23,237.58



NET INCOME ANNUAL	\$ 18,629.13	Return of 5.85% investment
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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
 One Vacation Home has full rights on the above information and reserves the right to modify them at any time, without notice.