

INVESTMENT CASH FLOW ANALYSIS

Croatan Surf Club Unit 4 L

Level: 4th floor Bedrooms: 3 Bathrooms: 3



Total Estimated Value **\$799,900**

Annual Income

Based on rental projections from multiple management companies

Gross Rental Income		\$80,000
Annual Expenses		
	Condo Assoc Fees	\$7,200
	Homeowner's Insurance	\$2,000
	Property Taxes	\$6,629
Utilities	gas	\$500
	water & septic	\$450
	electric	\$1,200
	cable & phone	\$900
	misc	\$400
Property Management	Joe Lamb Realty = 15%	\$12,000
Total Expenses =		\$31,279
NET INCOME	(Gross Rental Income minus Expenses)	\$48,721

Financial Loan Data

Interest Rate: (blended rate)	6.250%
Term:	30 yr
20% Down Payment	\$159,980
Mortgage Amount:	\$639,920
Monthly Principal & Interest:	\$3,960
Yearly Mortgage Payment Total:	\$47,520

Positive CASH FLOW

(Net Income minus Yearly Mortgage Total) **\$1,201**

Utilities can vary and prices are not guaranteed

Interest Rate and Loan Quote by Planters Mortgage

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Income projections made by several management companies for better accuracy

Incomes can vary and be less or more than estimated

Contact a loan professional



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