

Mareazul														
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTALS	Occupancy Rate
	21	18	18	18	12	15	18	18	10	10	12	21	191	
Daily Rental Price	\$ 320.00	\$ 220.00	\$ 220.00	\$ 250.00	\$ 250.00	\$ 260.00	\$ 280.00	\$ 280.00	\$ 150.00	\$ 150.00	\$ 220.00	\$ 450.00		52.33 %
Total Gross Rental Revenue	\$ 6,720.00	\$ 3,960.00	\$ 3,960.00	\$ 4,500.00	\$ 3,000.00	\$ 3,900.00	\$ 5,040.00	\$ 5,040.00	\$ 1,500.00	\$ 1,500.00	\$ 2,640.00	\$ 9,450.00	\$ 51,210.00	
Expenses														
Commission 25% (includes daily cleaning)	\$ 1,680.00	\$ 990.00	\$ 990.00	\$ 1,125.00	\$ 750.00	\$ 975.00	\$ 1,260.00	\$ 1,260.00	\$ 375.00	\$ 375.00	\$ 660.00	\$ 2,362.50	\$ 12,802.50	
HOA approx	Fixed \$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	\$ 6,240.00	
Electricity	Estimated \$ 450.00	\$ 400.00	\$ 400.00	\$ 450.00	\$ 400.00	\$ 450.00	\$ 450.00	\$ 350.00	\$ 300.00	\$ 250.00	\$ 300.00	\$ 400.00	\$ 4,600.00	
Internet	Estimated \$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 420.00	
Cable TV	Estimated \$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00	
Utilities	Estimated \$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	
Total Rental Expenses	\$ 2,765.00	\$ 2,025.00	\$ 2,025.00	\$ 2,210.00	\$ 1,785.00	\$ 2,060.00	\$ 2,345.00	\$ 2,245.00	\$ 1,310.00	\$ 1,260.00	\$ 1,595.00	\$ 3,397.50	\$ 25,022.50	
NET Income to Owner	\$ 3,955.00	\$ 1,935.00	\$ 1,935.00	\$ 2,290.00	\$ 1,215.00	\$ 1,840.00	\$ 2,695.00	\$ 2,795.00	\$ 190.00	\$ 240.00	\$ 1,045.00	\$ 6,052.50	\$ 26,187.50	
Purchase Price	\$ 500,000.00													
Total Net Rental Income	\$ 26,187.50													
Annual ROI	5.24 %													

Mareazul Capital does not guarantee in any way the ROI of this exercise, which will depend on future market conditions.

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	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTALS	Occupancy Rate
	21	18	18	18	12	15	18	18	10	10	12	21	191	
Daily Rental Price	\$ 400.00	\$ 310.00	\$ 280.00	\$ 300.00	\$ 300.00	\$ 310.00	\$ 310.00	\$ 310.00	\$ 250.00	\$ 250.00	\$ 280.00	\$ 450.00		52.33 %
Total Gross Rental Revenue	\$ 8,400.00	\$ 5,580.00	\$ 5,040.00	\$ 5,400.00	\$ 3,600.00	\$ 4,650.00	\$ 5,580.00	\$ 5,580.00	\$ 2,500.00	\$ 2,500.00	\$ 3,360.00	\$ 9,450.00	\$ 61,640.00	
Expenses														
Commission 25% (includes daily cleaning)	\$ 2,100.00	\$ 1,395.00	\$ 1,260.00	\$ 1,350.00	\$ 900.00	\$ 1,162.50	\$ 1,395.00	\$ 1,395.00	\$ 625.00	\$ 625.00	\$ 840.00	\$ 2,362.50	\$ 15,410.00	
HOA approx	Fixed \$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 660.00	\$ 7,920.00	
Electricity	Estimated \$ 500.00	\$ 450.00	\$ 400.00	\$ 400.00	\$ 450.00	\$ 400.00	\$ 400.00	\$ 450.00	\$ 400.00	\$ 350.00	\$ 350.00	\$ 450.00	\$ 5,000.00	
Internet	Estimated \$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 420.00	
Cable TV	Estimated \$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00	
Utilities	Estimated \$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	
Total Rental Expenses	\$ 3,375.00	\$ 2,620.00	\$ 2,435.00	\$ 2,525.00	\$ 2,125.00	\$ 2,337.50	\$ 2,570.00	\$ 2,620.00	\$ 1,800.00	\$ 1,750.00	\$ 1,965.00	\$ 3,587.50	\$ 29,710.00	
NET Income to Owner	\$ 5,025.00	\$ 2,960.00	\$ 2,605.00	\$ 2,875.00	\$ 1,475.00	\$ 2,312.50	\$ 3,010.00	\$ 2,960.00	\$ 700.00	\$ 750.00	\$ 1,395.00	\$ 5,862.50	\$ 31,930.00	
Purchase Price	\$ 500,000.00													
Total Net Rental Income	\$ 31,930.00													
Annual ROI	6.39 %													

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