



WAVE GARDEN - Cap Cana

	3 BR Special Terr.	3 BR Std	2 BR + Family Penthouse	2 BR Special Terr.	2 BR Std.	1 BR + Family Penthouse	1 BR Special Terr.	1 BR Std.
Revenue:								
Estimated Occupancy/year	58%	58%	60%	60%	60%	57%	55%	55%
Estimated ADR	\$ 285.00	\$ 240.00	\$ 240.00	\$ 235.00	\$ 180.00	\$ 200.00	\$ 180.00	\$ 145.00
Gross Room Rental (average/year)	\$ 60,334.50	\$ 50,808.00	\$ 52,560.00	\$ 51,465.00	\$ 39,420.00	\$ 41,610.00	\$ 36,135.00	\$ 29,108.75
Management Commission	\$ 15,083.63	\$ 12,702.00	\$ 13,140.00	\$ 12,866.25	\$ 9,855.00	\$ 10,402.50	\$ 9,033.75	\$ 7,277.19
Net Rental Revenue to Owner	\$ 45,250.88	\$ 38,106.00	\$ 39,420.00	\$ 38,598.75	\$ 29,565.00	\$ 31,207.50	\$ 27,101.25	\$ 21,831.56
Variable Costs								
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ 840.00	\$ 840.00	\$ 600.00	\$ 600.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
Total Variable Costs	\$ 840.00	\$ 840.00	\$ 600.00	\$ 600.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
Gross Income	\$ 44,410.88	\$ 37,266.00	\$ 38,820.00	\$ 37,998.75	\$ 29,025.00	\$ 30,667.50	\$ 26,561.25	\$ 21,291.56
Fixed Costs								
Fixed energy cost	\$ 1,800.00	\$ 1,800.00	\$ 1,680.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00
Internet & Cable	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
Utilities	\$ 1,500.00	\$ 1,500.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,140.00	\$ 1,140.00	\$ 1,140.00
Insurance	\$ 190.00	\$ 190.00	\$ 190.00	\$ 175.00	\$ 175.00	\$ 160.00	\$ 145.00	\$ 145.00
HOA	\$ 3,840.00	\$ 3,600.00	\$ 3,480.00	\$ 3,480.00	\$ 3,300.00	\$ 2,880.00	\$ 2,880.00	\$ 2,640.00
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fixed Costs	\$ 7,930.00	\$ 7,690.00	\$ 7,210.00	\$ 7,015.00	\$ 6,835.00	\$ 6,280.00	\$ 5,965.00	\$ 5,725.00
Net Income	\$ 36,480.88	\$ 29,576.00	\$ 31,610.00	\$ 30,983.75	\$ 22,190.00	\$ 24,387.50	\$ 20,596.25	\$ 15,566.56
Home Purchase Price (estimated)	\$ 550,000.00	\$ 380,000.00	\$ 480,000.00	\$ 410,000.00	\$ 300,000.00	\$ 385,000.00	\$ 310,000.00	\$ 210,000.00
Gross Income ROI:	8%	10%	8%	9%	10%	8%	9%	10%
Net Income ROI:	6.6%	7.8%	6.6%	7.6%	7.4%	6.3%	6.6%	7.4%

* This table represent an estimation of potential return of investment. The information contained herein is not binding nor does it represent a guarantee that these projections will be fulfilled.

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