

**RENTAL PROPERTY COST ANALYSIS "EXAMPLE"**

<b>PROPERTY</b>	Rental Home on Hilton Head
Purchase Price	\$349,000
% Down Payment	20%
Down Payment	\$69,800
Amount Financed	\$279,200
Term	360 months
Interest Rate	4.00%
Value of Furniture Package	\$25,000

<b>I. ESTIMATED COST</b>	<b>Per Month</b>	<b>Per Year</b>
Principal and Interest	\$1,332.94	\$15,995.32
Yard, trash, pest	\$450.00	\$5,400.00
Taxes	\$314.00	\$3,768.00
Electricity	\$120.00	\$1,800.00
Insurance + Ho6	\$275.00	\$3,300.00
Telephone and Cable	\$100.00	\$1,200.00
Community Annual Fee	\$88.00	\$1,042.00
Sewer and Water	\$50.00	\$600.00
<b>TOTAL ESTIMATED COST</b>	<b>\$2,729.94</b>	<b>\$33,105.32</b>

<b>II. RENTAL INCOME</b>		
Estimated Gross Rental Revenue	\$30,000	
% to Rental Agency	25%	Estimated Rental with VRBC
<b>NET TO OWNER</b>	<b>\$22,500</b>	

\* Note: Neither the seller nor Hilton Head Properties engages in rental management.

Any rental projections are included for example purposes only.

You should discuss occupancy rates and potential income with a rental management company.

<b>TAX DEDUCTIONS</b>	<b>Per Year</b>
Interest	\$15,195.56
<b>III. Taxes</b>	<b>\$3,768.00</b>
Condo Fee (Regime)	\$5,400.00
Electricity	\$1,800.00
Insurance (Contents)	\$3,300.00
PDR Annual Assessment	\$1,042.00
Phone	\$1,200.00
Structure Depreciation: 27.5 Yr. Straight Line	\$9,860.00
Furniture Depreciation: 7 Yr. Straight Line	\$3,571.43
Appliance Depreciation: 7 Yr. Straight Line	\$714.29
Sewer and Water	\$600.00
<b>TOTAL TAX DEDUCTIONS</b>	<b>\$46,451.27</b>

<b>TAX SAVINGS</b>	
Total Tax Deductions	\$46,451.27
<b>IV. Minus Rental Income</b>	<b>\$22,500.00</b>
Net Tax Deductions	\$23,951.27
Tax Bracket %	31%
<b>TAX SAVINGS</b>	<b>\$7,424.89</b>

<b>SUMMARY</b>	
Rental Income	\$22,500.00
<b>V. Plus Tax Savings</b>	<b>\$7,424.89</b>
Less Cost	\$33,105.32
<b>NET</b>	<b>(\$3,180.43)</b>

The above cost analysis sheet is not intended to serve as a representation that the property discussed is an investment of any sort, or that you will derive any economic benefits from the ownership, sale or rental of the property. There is no mandatory rental program.

Rental services are offered through independent rental agencies on Hilton Head Island.

Rental rates and number of weeks of rental will vary.



**Homes**

**ML #:** 322607      **LP↓** \$349,999  
**List Type:** Exclusive Right w/MLS Agreement  
**Sell Price:**  
**Area:** Sea Pines  
**Sub Area:** Heron Point/Sea Marsh Course  
**St Add:** 85 Lawton Rd  
**Lgl Add:** 63 LAWTON WOODS  
**Model Name:**  
**Model Name:**  
**Cty Tax Rec Liv Area:** 1,677  
**Approx Htd SqFt:** 1,677  
**POA Fee:** 1 \$984/Jan 13  
**Reg Fee:** \$  
**Transfer Fee:** No

**Status:** Active  
**Virtual Tour**  
**Sold Date:**  
**DOM:**  
**City/Town:** Hilton Head Island  
**County:** Beaufort  
**Zip:** 29928  
**Zoning:** Residential  
**# Lots:**  
**Elev:**  
**# Acres:**  
**Approx Lot Size:** .1378

**Public/Internet Remarks**

Walk to beach from this remodeled Sea Pines beauty...peaceful views, yet close to all amenities...remodeled kitchen and baths...wood floors, fireplace, multiple living areas and great deck spaces...rentals have been great...but there is plenty of room for a pool

**General Information**

**Bdrm:** 3      **FBths:** 2      **HBths:**      **Den/Loft:**      **Furnished:** No      **Paved Road:** Yes  
**Yr Built:** 1980      **Yr Remod:**      **Type:** Patio      **Loc:**      **Row:**      **Pool:** Community  
**Rental:** Yes      **Short Term:**      **Long Term:**  
**Restrictions:** CCRs Apply  
**Parking:** None of the Above      **Land:**  
**Style:** 1st Elevated, One Story      **Roof:** Asphalt  
**Floors:** Carpet, Wood      **Exterior Type:** Board/Batten  
**Pool Type:**      **Property Faces:** NorthEast  
**View:** Wooded

**Not Included in Sale**

**Additional Features**  
**Property Features:**      **Property Faces:** NorthEast  
**Appliances:** Dishwasher, Dryer, Disposal, Microwave, Oven Self-Cleaning, Range, Refrigerator, Washer  
**Interior Features:** Cable TV, Fireplace

**Exterior Features:** Deck, Irri System, Paved Drive, Storage Under

**Windows:**      **Attic:**  
**Rooms:** Dining Area, Family Room, Great Room, Kitchen, Leisure Room

**Amenities:** Comm Pool, Leisure Trails, Marina, Sec Gate/Guard, Stables  
**Possession:** At Closing      **Finance:** Cash-AllCash, Conventional  
**Trades:**

**Utility Information**

**Heat:** Central Heat      **AC:** Central  
**Water:** City PSD      **Sewer:** City PSD  
**Other Utilities:**

## History Report

MLS #	Address	Legal Address	Activity Date	Prop Type	Status	Price	Agent
322607	85 Lawton Rd	LAWTON WOODS	10/03/2013	RES	ACT	\$349,999	232003
322607	85 Lawton Rd	LAWTON WOODS	09/20/2013	RES	ACT	\$359,900	232003
322607	85 Lawton Rd	LAWTON WOODS	05/31/2013	RES	ACT	\$365,000	232003
322607	85 Lawton Rd	LAWTON WOODS	04/29/2013	RES	ACT	\$379,000	232003
317910	85 Lawton Rd	LAWTON WOODS	03/09/2013	RES	EXP	\$369,999	232003
317910	85 Lawton Rd	LAWTON WOODS	02/14/2013	RES	ACT	\$369,999	232003
317910	85 Lawton Rd	LAWTON WOODS	02/14/2013	RES	TMP	\$369,999	232003
317910	85 Lawton Rd	LAWTON WOODS	01/24/2013	RES	PEND	\$369,999	232003
317910	85 Lawton Rd	LAWTON WOODS	12/29/2012	RES	ACT	\$369,999	232003
317910	85 Lawton Rd	LAWTON WOODS	10/08/2012	RES	ACT	\$379,999	232003
317910	85 Lawton Rd	LAWTON WOODS	09/07/2012	RES	ACT	\$399,999	232003
264103	85 Lawton Road	LAWTON WOODS	07/30/2010	RES	CLOSD	\$335,000	232003
264103	85 Lawton Road	LAWTON WOODS	07/02/2010	RES	CONT	\$339,000	711063
264103	85 Lawton Road	LAWTON WOODS	03/29/2010	RES	ACT	\$339,000	711063
264103	85 Lawton Road	LAWTON WOODS	02/12/2010	RES	PEND	\$339,000	711063
239987	85 Lawton Road	LAWTON WOODS	10/01/2007	RES	WITH	\$559,000	715065
239987	85 Lawton Road	LAWTON WOODS	05/05/2007	RES	ACT	\$559,000	715065
230116	85 LAWTON ROAD	LAWTON WOODS	11/15/2006	RES	CLOSD	\$375,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	11/09/2006	RES	CLOSD	\$375,000	125067
230116	85 LAWTON ROAD	LAWTON WOODS	10/02/2006	RES	PEND	\$399,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	09/28/2006	RES	ACT	\$399,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	09/22/2006	RES	ACT	\$399,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	08/25/2006	RES	ACT	\$459,900	738125
230116	85 LAWTON ROAD	LAWTON WOODS	08/25/2006	RES	ACT	\$459,900	738125
230116	85 LAWTON ROAD	LAWTON WOODS	07/18/2006	RES	ACT	\$495,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	07/18/2006	RES	ACT	\$495,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	06/24/2006	RES	ACT	\$559,000	738125
230116	85 LAWTON ROAD	LAWTON WOODS	06/24/2006	RES	act	\$559,000	738125

*INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED*

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