

Short Term Rental vs. Long Term Rental

Hilton Head Island, South Carolina

Example Only

	Condo	Home
Purchase Price	389,000	499,000
20% Down Payment	77,800	99,800
Amount Financed	311,200	399,200
Principle and interest	18,372	25,568
Yard, trash, pests	5,520	1,200
Taxes	4,000	5,200
Electricity	1,800	0
Insurance + H06	960	1,204
Telephone and Cable	1,800	0
Cleaning and Fees	6,765	
Community Annual Fee	1,221	1,200
Total Estimated Cost	40,438	34,372
Estimated Gross Rental Income	39,500	30,000
Agency Fee 25% vs 10%	9875	3000
Net to owner	29,625	27,000
* 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.		
Condo Fee	5520	0
Electricity	1800	0
Insurance (Contents)	960	0
Community Fee	1221	1200
Phone	1800	0
Cleaning and Fees	6765	
Structure Depreciation	11096	14509
Furniture Depreciation	3571	0
Appliance Depreciation	714	714
Total Tax Deductions	33447	16423
Total Tax Deductions	54,900	45,913
Minus Rental Income	29,625	27,000
Net Tax Deductions	25,275	18,913
Tax Savings	7835.25	5863.03
Rental Income	29,625	27,000
Plus Tax Savings	7835	5863
Less Costs	40,438	34,372
NET	-2,978	-1,509

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.