

4 Bed / 4 Bath Cabin w/ Pool

Gross Rental Revenue \$ 158,000

Purchase \$ 1,400,000

Percent Down	10%	20%
	\$ 140,000	\$ 280,000
Amount Financed	\$ 1,260,000	\$ 1,120,000
	4% - 30 yr Amortization	

Monthly Payment	\$ -	\$ 5,600		
Electric	\$ -	\$ 400		
Telephone	\$ -	\$ -		
Insurance	\$ -	\$ 175	Cash Flow	\$ 40,600
TV/Satellite/Cable/ Internet	\$ -	\$ 90	Cash on Cash	14.50%
Pest Control	\$ -	\$ 20	ROI	2.90%
Miscellaneous	\$ -	\$ 150		
Taxes	\$ -	\$ 165		
HOA	\$ -	\$ 150		
Credit Card Fees	\$ -	\$ -		
Natural Gas	\$ -	\$ -		
Water	\$ -	\$ 350		
Sewer	\$ -	\$ 50		
<i>Monthly expenses</i>		\$ 7,150		
<i>Annualized expenses</i>		\$ 85,800		
Projected Gross Income	\$ 158,000	80%	\$ 126,400	

*PMI may be required by the lender for 10% down.

Note: Projected rental income is based on past performance, but is not guaranteed.

DEPRECIATION SCHEDULE

Total Value	\$ 1,400,000		
Less: Land Value	\$ 186,667		
Less: Furniture Value	\$ 50,000	annual depreciation at 3.0 yrs.	\$ 16,667
Net Cabin Value	\$ 1,163,333	annual depreciation at 27.5 yrs.	\$ 42,303
			\$ 58,970
		Tax Deduction	Tax Bracket
Tax Deduction	\$ 58,970	30%	Net Tax Benefit
			\$ 17,691

*I am not a tax attorney or practicing CPA. You should seek their professional advice on your own.

This information is based on information supplied to us by individuals in the rental business.