

## Scenario- 3 Bedroom 2 Bath- Furnished Short Term Lease

Expenses		Income					
Sales Price	\$230,000	# of Weeks	20	26	30	35	40
Furniture Pkg	\$18,985	Avg Rent	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00
Total Price	\$248,985	Total Rent	\$16,000.00	\$20,800.00	\$24,000.00	\$28,000.00	\$32,000.00
Down Payment	20%						
Down Payment Amt	\$46,000						
Mortgage Amt	\$202,985	Less Fees	\$4,800.00	\$6,240.00	\$7,200.00	\$8,400.00	\$9,600.00
Interest Rate	6.25%						
P&I (Monthly)	1254	Net Rental	\$11,200.00	\$14,560.00	\$16,800.00	\$19,600.00	\$22,400.00
Taxes (Monthly)	\$135.00						
Insurance	\$40.00						
H.O. (Monthly)	\$170.00						
<b>Total Fixed Expenses</b>	<b>\$1,599.00</b>						
<b>Variable Expenses</b>							
Utilities	\$90.00						
Telephone	\$25.00						
Internet	\$30.00						
<b>Total Variable Expenses</b>	<b>\$145.00</b>						
<b>Total Annual Expenses</b>	<b>\$20,928.00</b>						
		<b>Total Annual Income</b>	<b>\$11,200.00</b>	<b>\$14,560.00</b>	<b>\$16,800.00</b>	<b>\$19,600.00</b>	<b>\$22,400.00</b>
<b>Total Net Income (+/-)</b>		<b>Annual</b>	<b>(\$9,728.00)</b>	<b>(\$6,368.00)</b>	<b>(\$4,128.00)</b>	<b>(\$1,328.00)</b>	<b>\$1,472.00</b>
		<b>Monthly</b>	<b>(\$810.67)</b>	<b>(\$530.67)</b>	<b>(\$344.00)</b>	<b>(\$110.67)</b>	<b>\$122.67</b>

The above scenario is for illustration purposes only and does not reflect your exact cash position or situation. The dollars represented are before tax dollar consideration. Other after tax deductions can include, mortgage interest, taxes, management expenses, utilities, and many other home related expenses. Please contact your tax professional to discuss your individual situation.