



Return on Investment ("ROI") analysis

Bungalow						
Sales Price		\$165,000*				
(+) Furnishings & Electronics		\$10,000				
Total Purchase Price		\$175,000				
Rental Income						
Occupation Rate		70%				
# of Days		256				
USD \$/ Night		\$120				
Annual Rental Income		\$30,660				
(-) Fee (20%)		(\$6,132)				
Annual Rental Income (Net)		\$24,528				
Expenses						
Trust Manager Fees		(\$300)				
Maintenance & Admin.		(\$2,373)				
Property Taxes		(\$825)				
Annual Expenses		(\$3,498)				
Annual Net Cash Flow		\$21,030				
ROI		12.0%				
ROI Sensitivity:						
USD\$ / Night	% Occupation					
	12.0%	50%	60%	70%	80%	90%
	\$100	6.3%	8.0%	9.7%	11.3%	13.0%
	\$110	7.2%	9.0%	10.8%	12.7%	14.5%
	\$120	8.0%	10.0%	12.0%	14.0%	16.0%
	\$130	8.8%	11.0%	13.2%	15.4%	17.5%
	\$140	9.7%	12.0%	14.4%	16.7%	19.0%

Special Bungalow						
Sales Price		\$185,000*				
(+) Furnishings & Electronics		\$12,500				
Total Purchase Price		\$197,500				
Rental Income						
Occupation Rate		70%				
# of Days		256				
USD \$/ Night		\$135				
Annual Rental Income		\$34,493				
(-) Fee (20%)		(\$6,899)				
Annual Rental Income (Net)		\$27,594				
Expenses						
Trust Manager Fees		(\$300)				
Maintenance & Admin.		(\$2,372)				
Property Taxes		(\$925)				
Annual Expenses		(\$3,597)				
Annual Net Cash Flow		\$23,997				
ROI		12.2%				
ROI Sensitivity:						
USD\$ / Night	% Occupation					
	12.2%	50%	60%	70%	80%	90%
	\$115	6.7%	8.4%	10.1%	11.8%	13.5%
	\$125	7.4%	9.3%	11.1%	13.0%	14.8%
	\$135	8.2%	10.2%	12.2%	14.1%	16.1%
	\$145	8.9%	11.0%	13.2%	15.3%	17.5%
	\$155	9.6%	11.9%	14.2%	16.5%	18.8%

Villa Loft						
Sales Price		\$265,000*				
(+) Furnishings & Electronics		\$15,000				
Total Purchase Price		\$280,000				
Rental Income						
Occupation Rate		70%				
# of Days		256				
USD \$/ Night		\$190				
Annual Rental Income		\$48,545				
(-) Fee (20%)		(\$9,709)				
Annual Rental Income (Net)		\$38,836				
Expenses						
Trust Manager Fees		(\$300)				
Maintenance & Admin.		(\$3,279)				
Property Taxes		(\$1,325)				
Annual Expenses		(\$4,904)				
Annual Net Cash Flow		\$33,932				
ROI		12.1%				
ROI Sensitivity:						
USD\$ / Night	% Occupation					
	12.1%	50%	60%	70%	80%	90%
	\$170	7.1%	8.9%	10.7%	12.4%	14.2%
	\$180	7.6%	9.5%	11.4%	13.3%	15.1%
	\$190	8.2%	10.1%	12.1%	14.1%	16.1%
	\$200	8.7%	10.8%	12.8%	14.9%	17.0%
	\$210	9.2%	11.4%	13.6%	15.8%	18.0%

Villa House						
Sales Price		\$345,000*				
(+) Furnishings & Electronics		\$20,000				
Total Purchase Price		\$365,000				
Rental Income						
Occupation Rate		70%				
# of Days		256				
USD \$/ Night		\$250				
Annual Rental Income		\$63,875				
(-) Fee (20%)		(\$12,775)				
Annual Rental Income (Net)		\$51,100				
Expenses						
Trust Manager Fees		(\$300)				
Maintenance & Admin.		(\$4,969)				
Property Taxes		(\$1,725)				
Annual Expenses		(\$6,994)				
Annual Net Cash Flow		\$44,106				
ROI		12.1%				
ROI Sensitivity:						
USD\$ / Night	% Occupation					
	12.1%	50%	60%	70%	80%	90%
	\$230	7.3%	9.1%	11.0%	12.8%	14.6%
	\$240	7.7%	9.6%	11.5%	13.4%	15.4%
	\$250	8.1%	10.1%	12.1%	14.1%	16.1%
	\$260	8.5%	10.6%	12.6%	14.7%	16.8%
	\$270	8.9%	11.0%	13.2%	15.4%	17.5%

Villa Mansion						
Sales Price		\$440,000*				
(+) Furnishings & Electronics		\$22,500				
Total Purchase Price		\$462,500				
Rental Income						
Occupation Rate		70%				
# of Days		256				
USD \$/ Night		\$320				
Annual Rental Income		\$81,760				
(-) Fee (20%)		(\$16,352)				
Annual Rental Income (Net)		\$65,408				
Expenses						
Trust Manager Fees		(\$300)				
Maintenance & Admin.		(\$6,490)				
Property Taxes		(\$2,200)				
Annual Expenses		(\$8,990)				
Annual Net Cash Flow		\$56,418				
ROI		12.2%				
ROI Sensitivity:						
USD\$ / Night	% Occupation					
	12.2%	50%	60%	70%	80%	90%
	\$300	7.5%	9.4%	11.3%	13.2%	15.1%
	\$310	7.8%	9.8%	11.8%	13.7%	15.7%
	\$320	8.2%	10.2%	12.2%	14.2%	16.2%
	\$330	8.5%	10.6%	12.6%	14.7%	16.8%
	\$340	8.8%	10.9%	13.1%	15.2%	17.4%

** Prices are subject to change based on availability