

Chateau Jolene's Pro Forma

Upfront Investment	
Purchase price	\$520,000
Loan amount	\$465,000
Interest rate	6.0%
Down payment (~10%)	\$55,000
Closing costs excl. points	\$6,512
Points	\$6,975
Renovation and furnishing	\$87,950
Cash needed at closing	\$68,487
Total cash invested	\$156,437

Breakdown of Remodel Expenses	
Bath remodel	\$9,198
Designer	\$1,700
Flooring	\$5,641
Furniture / Decor	\$16,781
Hot tub / Sauna expense	\$22,276
Kitchen remodel	\$19,971
Living room renovation	\$1,137
Other	\$1,766
Roof	\$7,615
Supplies	\$1,865
Grand Total	\$87,950

Revenue	
Days available	365
Occupancy	73%
Average Daily Rate	\$865
Annual Revenue	\$230,479

Expenses	
Monthly P&I (incl PMI)	\$2,858
Home Insurance	\$167
Property Tax (monthly)	\$192
Utilities	\$793
HOA	\$72
Maintenance	\$652
CapEx reserve	\$500
Supplies	\$442
Cleaning fees	\$1,702
Platform and software fees	\$872

Returns	
Monthly revenue	\$19,207
Monthly expenses	\$8,250
Monthly profit	\$10,956
Annual profit before tax	\$131,474
Year 1 principal pay down	\$4,801
Cash on cash return	84.0%
Cash + Principal return	87.1%
Cash, principal, and 2% appreciation	93.8%
Cap rate	31.9%