

<b>Krystal Key Beach Homes</b>						
<b>Cash Flow Example Sheet</b>						
<b>5BR/5BA</b>						
<b>Sales Price</b>						<b>\$2,250,000</b>
Down Payment		30.00%				<b>\$675,000</b>
Mortgage Amount		70.00%				<b>\$1,575,000</b>
Monthly Payments		7.00%	30	Years		<b>\$10,479</b>
					<b>\$10,479</b>	x 12 mo.
<b>Total</b>						<b>\$125,742</b>
<b>Yearly Deductible Expenses</b>						
Condo Fees	\$	<b>\$1,750</b>	x 12 mos.=	\$	<b>\$21,000</b>	
Interest					<b>\$106,881</b>	
Property Tax					<b>\$12,000</b>	
Contents Insurance					<b>\$1,500</b>	
Utilities and Phone					<b>\$2,500</b>	
<b>Total</b>						<b>\$143,881</b>
<b>Yearly Non- Deductible Expenses</b>						
Principle Mortgage Payments						<b>\$18,861</b>
<b>Depreciation</b>						
Unit Price	<b>\$2,250,000</b>	minus Land	<b>\$100,000</b>	Divided by 27 1/2 yrs		<b>\$78,182</b>
Furniture	<b>\$75,000</b>	divided by	5 yrs			<b>\$15,000</b>
<b>Total</b>						<b>\$93,182</b>
<b>Net Deductions</b>						
Expenses		<b>+</b>	Depreciation		<b>\$237,063</b>	
Less Net Rental Income				subtract	<b>\$205,000</b>	
	250,000		minus (18% management)			
<b>Total</b>						<b>\$32,063</b>
<b>Estimated Tax Savings</b>						
Net Deductions		x	Tax Bracket			
<b>\$32,063</b>		x	35.00%	=		<b>\$11,222</b>
<b>Estimated Cash Flow</b>						
Total Expenses		<b>\$143,881</b>	<b>+</b>	<b>\$18,861</b>		<b>\$162,742</b>
Tax Savings and Income		<b>\$11,222</b>	<b>+</b>	<b>\$205,000</b>		<b>\$216,222</b>
						<b>\$53,480</b>
<b>CASH FLOW</b>						<b>\$53,480</b>
<b>NOTE: All figures and calculations are for illustrative purposes only and are not to be used as tax information or to be considered a promise to perform.</b>						