

RealtorDR.com SHORT TERM RENTAL ANALYSIS

1BED | Riviera Bay | Hard Rock Punta Cana

\$203 870	5,9%
Total Cash Required	Cash on Cash
\$2 324	\$1 005
Monthly Income	Monthly Cashflow
-\$1 319	\$139
Monthly Expenses	Average Nightly Rate



(1) PROPERTY & FINANCING

Purchase Price	\$187 000
Downpayment	\$187 000 100%
Transfer Tax	\$0 0%
Legal fees	\$1 870 1%
Subtotal	\$188 870
Upgrades, Furniture, ...	\$15 000
Extra Financing Needed	\$0
Total Cash Required	\$203 870

(2) INCOME

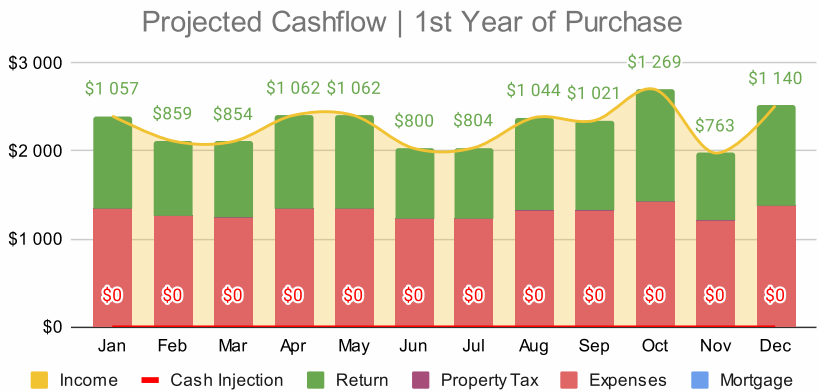
High Season	\$139/night
Low Season	\$139/night
Annual Rental Potential	\$50 707
Occupancy	55%
Vacancy	-\$22 818
Monthly Income	\$2 324

(3) EXPENSES

HOA	-\$130
Property Tax	\$0
Electricity	-\$170
Internet	-\$50
Repairs Fund	-\$46 2%
Other Expenses	-\$225
Subtotal	-\$621
Mortgage Payment	\$0
Property Manager	-\$697 30%
Monthly Expenses	-\$1 319

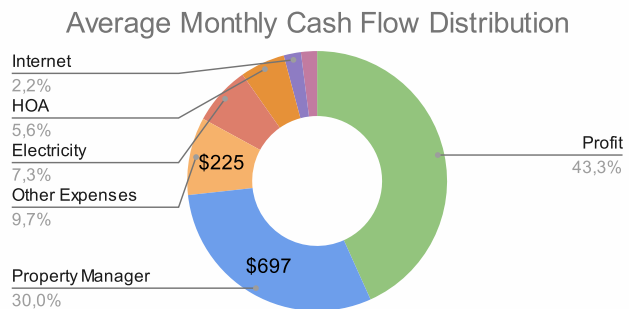
(4) RETURNS

Annual Income	\$27 889
Annual Expenses	-\$15 824
Hands-off Profit	\$12 064
Hands-off ROI	5,9% p.a.
Self Managed Profit	\$20 431
Self Managed ROI	10,0% p.a.



Cash on Cash based on Occupancy and Nightly Rates

Sensitivity	Average Nightly Rate				
	10%	\$111	\$125	\$139	\$153
75%	\$13 839	\$16 501	\$19 164	\$21 826	\$24 488
65%	\$11 000	\$13 307	\$15 614	\$17 921	\$20 228
55%	\$8 160	\$10 112	\$12 064	\$14 017	\$15 969
50%	\$6 740	\$8 515	\$10 290	\$12 064	\$13 839
40%	\$3 901	\$5 320	\$6 740	\$8 160	\$9 580

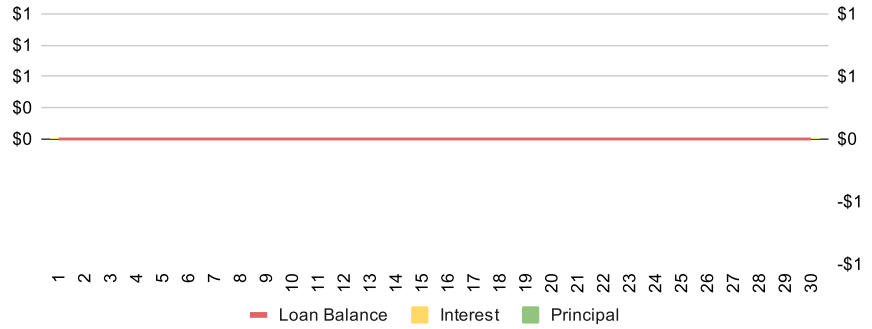


The results presented in this analysis may not reflect the actual return of your own investment.

Realtor.com FINANCING OVERVIEW AND PROJECTIONS

(5) Mortgage Details

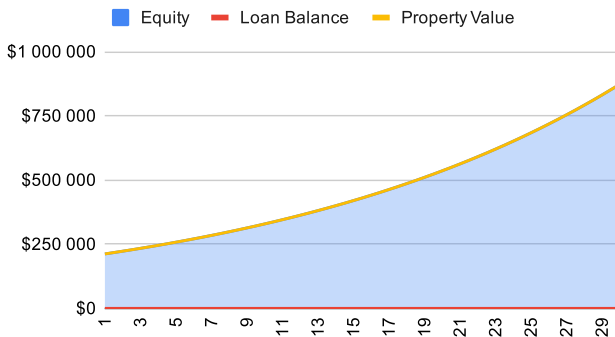
Purchase Price	\$187 000
Down Payment	\$187 000 100%
Loan Amount	\$0
Interest	6,0% p.a.
Loan Term	30 years
Monthly payment	\$0
Total Amount Paid	\$0



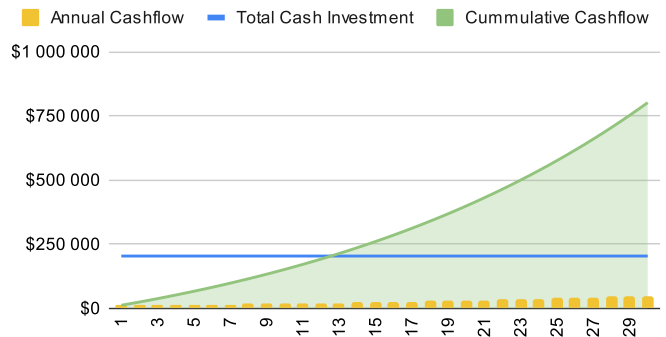
5 YEAR OVERVIEW

	Year	1	2	5	10	15	20	30
\$203 870	Annual Income	\$27 889	\$29 283	\$33 899	\$43 265	\$55 218	\$70 474	\$114 795
Total Cash Investment	Annual Expenses	\$15 824	\$16 616	\$19 235	\$24 549	\$31 331	\$39 988	\$65 136
\$257 809	Net Operating Income	\$12 064	\$12 668	\$14 664	\$18 716	\$23 887	\$30 486	\$49 659
Equity	Cummulative Cashflow	\$12 064	\$24 732	\$66 664	\$151 746	\$260 334	\$398 924	\$801 551
\$66 664	Cummulative Investment	-\$191 806	-\$179 138	-\$137 206	-\$52 124	\$56 464	\$195 054	\$597 681
Cummulative Cashflow	Property Value	\$212 100	\$222 705	\$257 809	\$329 037	\$419 943	\$535 966	\$873 032
\$99 978	CAP Rate	0,06	0,06	0,07	0,09	0,11	0,14	0,23
Return if Sold	Total Cash Investment	\$203 870	\$203 870	\$203 870	\$203 870	\$203 870	\$203 870	\$203 870
49,0%	Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash on Cash ROI	Equity	\$212 100	\$222 705	\$257 809	\$329 037	\$419 943	\$535 966	\$873 032
	Return if Sold	\$3 326	\$25 751	\$99 978	\$250 590	\$442 812	\$688 143	\$1 400 871
	Cash on Cash ROI	1,6%	12,6%	49,0%	122,9%	217,2%	337,5%	687,1%
	Annualized ROI	1,6%	6,3%	9,8%	12,3%	14,5%	16,9%	22,9%

EQUITY x FINANCING & PROPERTY VALUE



PROFIT x TOTAL INVESTMENT



With a purchase price of \$187 000 and additional costs amounting to \$16 870, the total cash required is \$203 870.

This property generates an impressive income, with a nightly rate of \$139 during the high season and \$139 during the low season. With an average nightly rate of \$139 and an occupancy rate of 55%, the annual income reaches \$27 889 or \$2 285 per month.

Taking into account the various expenses, including HOA fees, annual property tax, repairs fund, and property management totalling \$1 319 per month, the property remains a profitable investment.

With an annual profit of \$12 064 and a hands-off return on investment (ROI) of 5,9% p.a., or even \$20 431 and 10,0% when self-managed.

By looking at the sensitivity analysis of this property, just a 10 % increase in occupancy and average nightly rate, this property could net 8,8% annual ROI on your full Cash on Cash Investment.

When looking at the projections and cashflow during the payment plan and taking into consideration an average property appreciation of 5% (as well as increase in income and expenses), the net Cash on Cash return after selling the property including the 8% commission is a whopping 687%, in other words, by investing just \$203 870 today you can expect to profit \$1 400 871 within the next 30 years.

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