

RealtorDR.com SHORT TERM RENTAL ANALYSIS

2BED | Riviera Bay | Hard Rock Punta Cana



\$312 390	5,2%
Total Cash Required	Cash on Cash
\$3 010	\$1 366
Monthly Income	Monthly Cashflow
-\$1 644	\$180
Monthly Expenses	Average Nightly Rate

(1) PROPERTY & FINANCING

Purchase Price	\$289 000
Downpayment	\$289 000 100%
Transfer Tax	\$0 0%
Legal fees	\$2 890 1%
Subtotal	\$291 890
Upgrades, Furniture, ...	\$20 500
Extra Financing Needed	\$0
Total Cash Required	\$312 390

(2) INCOME

High Season	\$180/night
Low Season	\$180/night
Annual Rental Potential	\$65 664
Occupancy	55%
Vacancy	-\$29 549
Monthly Income	\$3 010

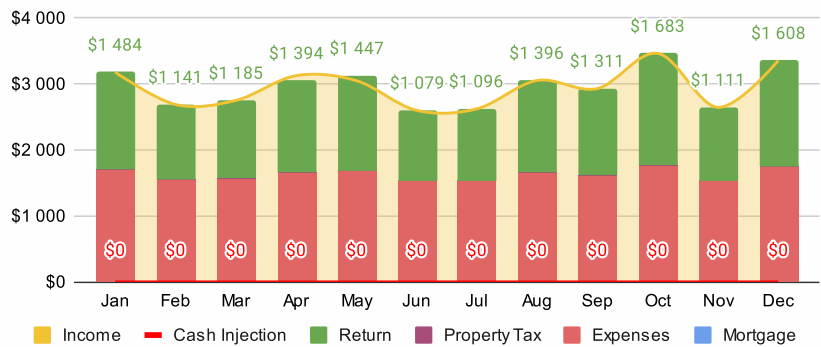
(3) EXPENSES

HOA	-\$206
Property Tax	\$0
Electricity	-\$200
Internet	-\$50
Repairs Fund	-\$60 2%
Other Expenses	-\$225
Subtotal	-\$741
Mortgage Payment	\$0
Property Manager	-\$903 30%
Monthly Expenses	-\$1 644

(4) RETURNS

Annual Income	\$36 115
Annual Expenses	-\$19 729
Hands-off Profit	\$16 386
Hands-off ROI	5,2% p.a.
Self Managed Profit	\$27 221
Self Managed ROI	8,7% p.a.

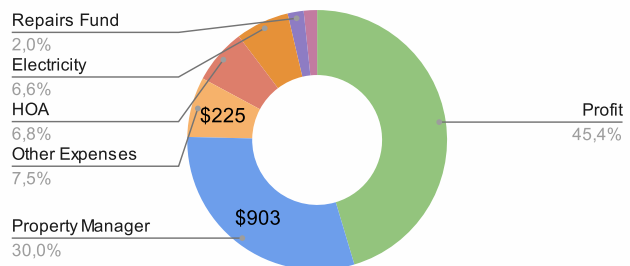
Projected Cashflow | 1st Year of Purchase



Cash on Cash based on Occupancy and Nightly Rates

Sensitivity	Average Nightly Rate				
	\$144	\$162	\$180	\$198	\$216
10%	\$18 685	\$22 132	\$25 579	\$29 027	\$32 474
75%	6,0%	7,1%	8,2%	9,3%	10,4%
65%	\$15 007	\$17 995	\$20 983	\$23 971	\$26 958
	4,8%	5,8%	6,7%	7,7%	8,6%
55%	\$11 330	\$13 858	\$16 386	\$18 914	\$21 442
	3,6%	4,4%	5,2%	6,1%	6,9%
50%	\$9 492	\$11 790	\$14 088	\$16 386	\$18 685
	3,0%	3,8%	4,5%	5,2%	6,0%
40%	\$5 814	\$7 653	\$9 492	\$11 330	\$13 169
	1,9%	2,4%	3,0%	3,6%	4,2%

Average Monthly Cash Flow Distribution



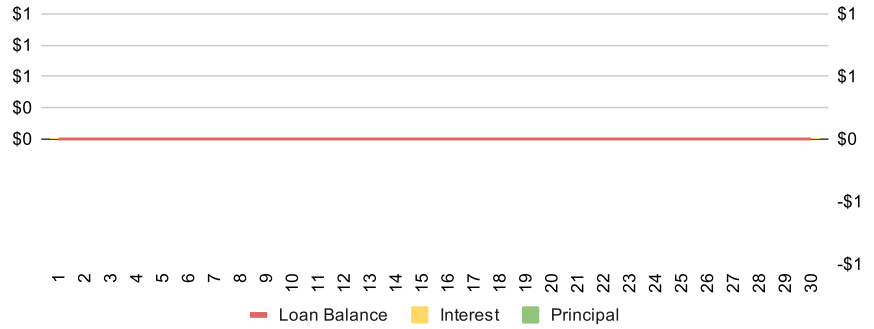
<https://realtordr.com/property/RDR-47847/>

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	\$289 000
Down Payment	\$289 000 100%
Loan Amount	\$0
Interest	6,0% p.a.
Loan Term	30 years
Monthly payment	\$0
Total Amount Paid	\$0

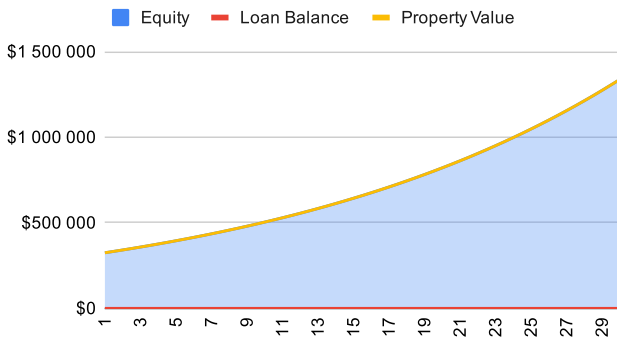


5 YEAR OVERVIEW

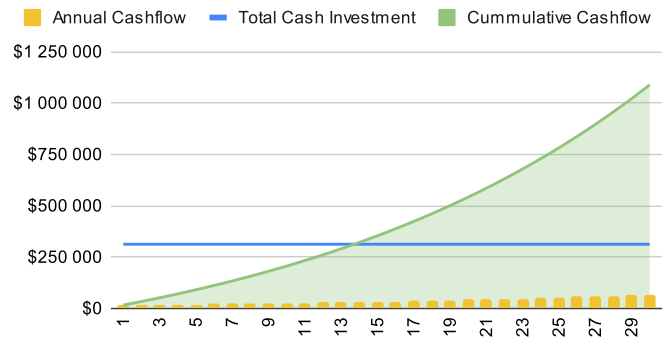
\$312 390
Total Cash Investment
\$395 009
Equity
\$90 545
Cummulative Cashflow
\$141 563
Return if Sold
45,3%
Cash on Cash ROI

Year	1	2	5	10	15	20	30
Annual Income	\$36 115	\$37 921	\$43 898	\$56 027	\$71 506	\$91 261	\$148 655
Annual Expenses	\$19 729	\$20 715	\$23 981	\$30 606	\$39 062	\$49 854	\$81 207
Net Operating Income	\$16 386	\$17 206	\$19 918	\$25 421	\$32 444	\$41 407	\$67 448
Cummulative Cashflow	\$16 386	\$33 592	\$90 545	\$206 106	\$353 594	\$541 830	\$1 088 689
Cummulative Investment	-\$296 004	-\$278 798	-\$221 845	-\$106 284	\$41 204	\$229 440	\$776 299
Property Value	\$324 975	\$341 224	\$395 009	\$504 143	\$643 428	\$821 196	\$1 337 641
CAP Rate	0,05	0,05	0,06	0,08	0,10	0,13	0,21
Total Cash Investment	\$312 390	\$312 390	\$312 390	\$312 390	\$312 390	\$312 390	\$312 390
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity	\$324 975	\$341 224	\$395 009	\$504 143	\$643 428	\$821 196	\$1 337 641
Return if Sold	\$2 973	\$35 128	\$141 563	\$357 527	\$633 158	\$984 940	\$2 006 929
Cash on Cash ROI	1,0%	11,2%	45,3%	114,4%	202,7%	315,3%	642,4%
Annualized ROI	1,0%	5,6%	9,1%	11,4%	13,5%	15,8%	21,4%

EQUITY x FINANCING & PROPERTY VALUE



PROFIT x TOTAL INVESTMENT



With a purchase price of \$289 000 and additional costs amounting to \$23 390, the total cash required is \$312 390.

This property generates an impressive income, with a nightly rate of \$180 during the high season and \$180 during the low season. With an average nightly rate of \$180 and an occupancy rate of 55%, the annual income reaches \$36 115 or \$2 956 per month.

Taking into account the various expenses, including HOA fees, annual property tax, repairs fund, and property management totalling \$1 644 per month, the property remains a profitable investment.

With an annual profit of \$16 386 and a hands-off return on investment (ROI) of 5,2% p.a., or even \$27 221 and 8,7% 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 7,7% 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 642%, in other words, by investing just \$312 390 today you can expect to profit \$2 006 929 within the next 30 years.

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