

# RealtorDR.com SHORT TERM RENTAL ANALYSIS

## 3BED | Riviera Bay | Hard Rock Punta Cana

<b>\$394 450</b>	<b>6,7%</b>
Total Cash Required	Cash on Cash
<b>\$4 347</b>	<b>\$2 201</b>
Monthly Income	Monthly Cashflow
<b>-\$2 146</b>	<b>\$260</b>
Monthly Expenses	Average Nightly Rate



### (1) PROPERTY & FINANCING

Purchase Price	\$365 000
Downpayment	\$365 000 100%
Transfer Tax	\$0 0%
Legal fees	\$3 650 1%
Subtotal	\$368 650
Upgrades, Furniture, ...	\$25 800
Extra Financing Needed	\$0
<b>Total Cash Required</b>	<b>\$394 450</b>

### (2) INCOME

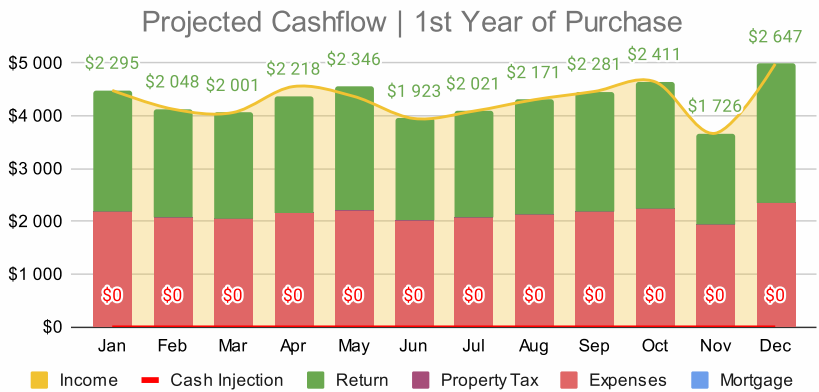
High Season	\$260/night
Low Season	\$260/night
Annual Rental Potential	\$94 848
Occupancy	55%
Vacancy	-\$42 682
<b>Monthly Income</b>	<b>\$4 347</b>

### (3) EXPENSES

HOA	-\$280
Property Tax	\$0
Electricity	-\$200
Internet	-\$50
Repairs Fund	-\$87 2%
Other Expenses	-\$225
Subtotal	-\$842
Mortgage Payment	\$0
Property Manager	-\$1 304 30%
<b>Monthly Expenses</b>	<b>-\$2 146</b>

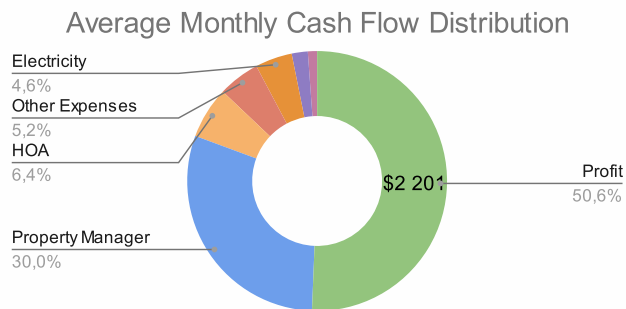
### (4) RETURNS

Annual Income	\$52 166
Annual Expenses	-\$25 753
Hands-off   Profit	\$26 413
Hands-off   ROI	6,7% p.a.
<b>Self Managed   Profit</b>	<b>\$42 063</b>
<b>Self Managed   ROI</b>	<b>10,7% p.a.</b>



### Cash on Cash based on Occupancy and Nightly Rates

Sensitivity	Average Nightly Rate				
	\$208	\$234	\$260	\$286	\$312
10%	\$29 733	\$34 712	\$39 692	\$44 671	\$49 651
75%	7,5%	8,8%	10,1%	11,3%	12,6%
65%	\$24 421	\$28 737	\$33 053	\$37 368	\$41 684
	6,2%	7,3%	8,4%	9,5%	10,6%
55%	\$19 110	\$22 762	<b>\$26 413</b>	\$30 065	\$33 716
	4,8%	5,8%	<b>6,7%</b>	7,6%	8,5%
50%	\$16 454	<b>\$19 774</b>	\$23 093	\$26 413	\$29 733
	4,2%	<b>5,0%</b>	5,9%	6,7%	7,5%
40%	<b>\$11 143</b>	\$13 798	\$16 454	\$19 110	\$21 766
	<b>2,8%</b>	3,5%	4,2%	4,8%	5,5%



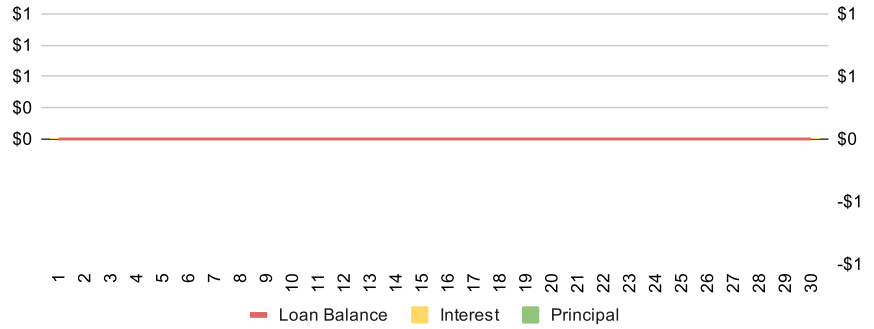
<https://realtordr.com/property/RDR-47880/>

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	\$365 000
Down Payment	\$365 000 100%
Loan Amount	\$0
Interest	6,0% p.a.
Loan Term	30 years
<b>Monthly payment</b>	<b>\$0</b>
<b>Total Amount Paid</b>	<b>\$0</b>



## 5 YEAR OVERVIEW

**\$394 450**  
Total Cash Investment

**\$498 771**  
Equity

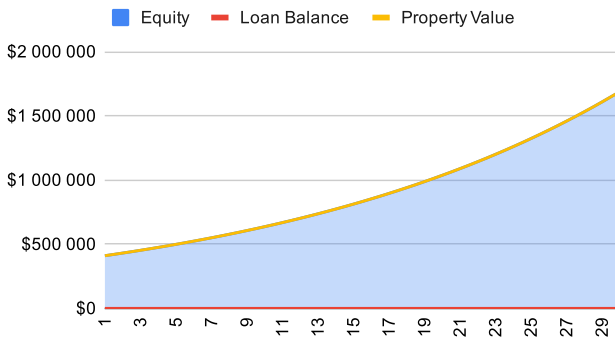
**\$145 949**  
Cumulative Cashflow

**\$210 369**  
Return if Sold

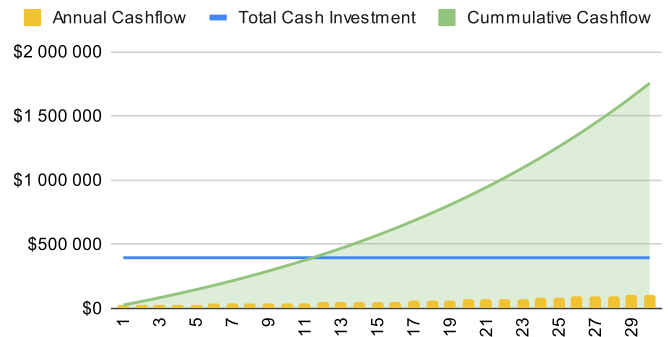
**53,3%**  
Cash on Cash ROI

Year	1	2	5	10	15	20	30
Annual Income	\$52 166	\$54 775	\$63 409	\$80 927	\$103 286	\$131 822	\$214 724
Annual Expenses	\$25 753	\$27 041	\$31 303	\$39 952	\$50 990	\$65 077	\$106 004
<b>Net Operating Income</b>	<b>\$26 413</b>	<b>\$27 734</b>	<b>\$32 105</b>	<b>\$40 975</b>	<b>\$52 296</b>	<b>\$66 745</b>	<b>\$108 720</b>
Cummulative Cashflow	\$26 413	\$54 147	\$145 949	\$332 222	\$569 958	\$873 376	\$1 754 859
Cummulative Investment	-\$368 037	-\$340 303	-\$248 501	-\$62 228	\$175 508	\$478 926	\$1 360 409
Property Value	\$410 340	\$430 857	\$498 771	\$636 572	\$812 445	\$1 036 909	\$1 689 015
CAP Rate	0,06	0,07	0,08	0,10	0,13	0,16	0,26
<b>Total Cash Investment</b>	<b>\$394 450</b>	<b>\$394 450</b>	<b>\$394 450</b>	<b>\$394 450</b>	<b>\$394 450</b>	<b>\$394 450</b>	<b>\$394 450</b>
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity	\$410 340	\$430 857	\$498 771	\$636 572	\$812 445	\$1 036 909	\$1 689 015
<b>Return if Sold</b>	<b>\$9 476</b>	<b>\$56 085</b>	<b>\$210 369</b>	<b>\$523 418</b>	<b>\$922 957</b>	<b>\$1 432 882</b>	<b>\$2 914 303</b>
Cash on Cash ROI	2,4%	14,2%	53,3%	132,7%	234,0%	363,3%	738,8%
<b>Annualized ROI</b>	<b>2,4%</b>	<b>7,1%</b>	<b>10,7%</b>	<b>13,3%</b>	<b>15,6%</b>	<b>18,2%</b>	<b>24,6%</b>

## EQUITY x FINANCING & PROPERTY VALUE



## PROFIT x TOTAL INVESTMENT



With a purchase price of \$365 000 and additional costs amounting to \$29 450, the total cash required is \$394 450.

This property generates an impressive income, with a nightly rate of \$260 during the high season and \$260 during the low season. With an average nightly rate of \$260 and an occupancy rate of 55%, the annual income reaches \$52 166 or \$4 308 per month.

Taking into account the various expenses, including HOA fees, annual property tax, repairs fund, and property management totalling \$2 146 per month, the property remains a profitable investment.

With an annual profit of \$26 413 and a hands-off return on investment (ROI) of 6,7% p.a., or even \$42 063 and 10,7% 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 9,5% 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 739%, in other words, by investing just \$394 450 today you can expect to profit \$2 914 303 within the next 30 years.

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