RIVER ISLAND
BY NOVAL PROPERTIES

Vacation Rental Program - Estimated Profitability

River Island						Conservative Case							Expenses				
Floor	Bedrooms	Terraza m2	Jacuzzi / SWING UP	Property Value	Property m2	Peak Season Rate	Mid Season Rate	Low Season Rate	Average Rate	Occupancy Rate	Net Annual Income	Net Profitability	Rental Management	Condo Maintenance	Water	Electricity	Phone, Cable, Internet
2	EST	0	NO	$159,000	48.30	120	100	83	96	65%	$ 12,193	7.67%	30%	$ 1,159	$ 240	$ 1,440	$ 840
4	EST	0	NO	$175,000	48.31	128	106	88	102	65%	$ 13,251	7.57%	30%	$ 1,159	$ 240	$ 1,440	$ 840
2/3	1	0	NO	$185,000	60.23	139	115	96	111	65%	$ 12,980	7.02%	30%	$ 1,446	$ 240	$ 2,880	$ 840
1 / 2	1	0	NO	$189,000	73.10	144	120	99	115	65%	$ 13,332	7.05%	30%	$ 1,754	$ 240	$ 2,880	$ 840
3	1	0	NO	$195,000	75.04	147	122	101	117	65%	$ 13,682	7.02%	30%	$ 1,801	$ 240	$ 2,880	$ 840
2/3	1	0	NO	$199,000	81.15	150	125	103	119	65%	$ 13,933	7.00%	30%	$ 1,948	$ 240	$ 2,880	$ 840
1	EST	0	SWIM UP	$215,000	63.81	155	129	107	123	65%	$ 14,890	6.93%	30%	$ 1,531	$ 360	$ 2,880	$ 840
4	1	0	NO	$215,000	81.16	160	133	110	127	65%	$ 15,255	7.10%	30%	$ 1,948	$ 240	$ 2,880	$ 840
1	EST	0	SWIM UP	$219,000	63.82	157	130	108	125	65%	$ 15,154	6.92%	30%	$ 1,532	$ 360	$ 2,880	$ 840
1	EST	0	SWIM UP	$225,000	64.86	159	132	110	127	65%	$ 15,394	6.84%	30%	$ 1,557	$ 360	$ 2,880	$ 840
2/3	1	0	NO	$240,000	103.77	169	140	116	135	65%	$ 15,903	6.63%	30%	$ 2,490	$ 240	$ 2,880	$ 840
3	EST	0	NO	$249,000	86.69	165	137	114	131	65%	$ 17,224	6.92%	30%	$ 2,081	$ 240	$ 1,440	$ 840
2/3	1	0	NO	$249,000	103.55	175	145	121	139	65%	$ 16,702	6.71%	30%	$ 2,485	$ 240	$ 2,880	$ 840
2/3/4	1	0	NO	$249,000	100.69	175	145	121	139	65%	$ 16,770	6.74%	30%	$ 2,417	$ 240	$ 2,880	$ 840
4	1	0	NO	$259,000	106.21	185	154	127	147	65%	$ 17,960	6.93%	30%	$ 2,549	$ 240	$ 2,880	$ 840
1	1	0	SWIM UP	$265,000	101.39	190	158	131	151	65%	$ 17,177	6.48%	30%	$ 2,433	$ 360	$ 4,320	$ 840
3/4	1	0	NO	$265,000	121.22	188	156	130	150	65%	$ 17,997	6.79%	30%	$ 2,909	$ 240	$ 2,880	$ 840
1	1	0	SWIM UP	$269,000	101.65	195	162	134	155	65%	$ 17,833	6.63%	30%	$ 2,440	$ 360	$ 4,320	$ 840
1	1	0	SWIM UP	$275,000	102.34	200	166	138	159	65%	$ 18,477	6.72%	30%	$ 2,456	$ 360	$ 4,320	$ 840
1	1	0	NO	$275,000	132.79	198	164	136	158	65%	$ 19,042	6.92%	30%	$ 3,187	$ 240	$ 2,880	$ 840
4	1	0	NO	$279,000	133.22	200	166	138	159	65%	$ 19,296	6.92%	30%	$ 3,197	$ 240	$ 2,880	$ 840
2 / 3	2	0	NO	$340,000	135.07	235	195	162	187	65%	$ 22,321	6.57%	30%	$ 3,242	$ 360	$ 4,320	$ 840
4	2	0	NO	$345,000	188.15	239	198	165	190	65%	$ 21,576	6.25%	30%	$ 4,516	$ 360	$ 4,320	$ 840
2	2	0		$350,000	145.66	242	201	167	193	65%	$ 22,993	6.57%	30%	$ 3,496	$ 360	$ 4,320	$ 840
3	2	0	NO	$365,000	151.57	247	205	170	197	65%	$ 23,512	6.44%	30%	$ 3,638	$ 360	$ 4,320	$ 840
1	2	0	SWIM UP	$365,000	153.20	250	208	172	199	65%	$ 23,870	6.54%	30%	$ 3,677	$ 360	$ 4,320	$ 840
1	2	0	SWIM UP	$379,000	170.07	258	214	178	205	65%	$ 24,523	6.47%	30%	$ 4,082	$ 360	$ 4,320	$ 840
4	2	92.29	JACUZZI	$385,000	134.89	265	220	183	211	65%	$ 24,734	6.42%	30%	$ 3,237	$ 480	$ 5,760	$ 840
2	3	0	NO	$520,000	232.96	345	286	238	275	65%	$ 32,961	6.34%	30%	$ 5,591	$ 480	$ 5,760	$ 840
2	3	0	JACUZZI	$520,000	231.68	345	286	238	275	65%	$ 31,432	6.04%	30%	$ 5,560	$ 600	$ 7,200	$ 840
1	3	0	SWIM UP	$550,000	297.52	359	298	247	286	65%	$ 33,264	6.05%	30%	$ 7,140	$ 480	$ 5,760	$ 840
4	3	114.46	JACUZZI	$588,000	215.70	375	311	258	299	65%	$ 35,784	6.09%	30%	$ 5,177	$ 600	$ 7,200	$ 840