

Annual Income and Estimated Profit Projections



Steve Gulotta • Cell: 407.947.3940

Property:	Mandrake
Bedrooms:	5
Bathrooms:	5
Sq Ft.	2500
Lot Price:	TBD

\$/Night **\$390**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$56,940	\$68,328	\$79,716

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$360	\$4,320
TV/Internet	\$100	\$1,200
Property Tax	\$510	\$6,120
Insurance	\$120	\$1,440
Repairs and Maintenance	\$115	\$1,380
Deep Clean (Bi-Yearly)	-	\$1,060
Water Utility	\$75	\$900
Linen Renewal Program	\$55	\$660
Kitchen Renewal Program	\$100	\$1,200
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,007	\$25,204

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$4,320	\$4,320	\$4,320
	\$1,200	\$1,200	\$1,200
	\$6,120	\$6,120	\$6,120
	\$1,440	\$1,440	\$1,440
	\$1,380	\$1,380	\$1,380
	\$1,060	\$1,060	\$1,060
	\$900	\$900	\$900
	\$660	\$660	\$660
	\$1,200	\$1,200	\$1,200
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$25,204	\$25,204	\$25,204

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,012	\$25,144
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	\$25,204	\$25,204	\$25,204
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Total Profit	\$31,736	\$43,124	\$54,512
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Approx. Break Even Occupancy
18%

Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$250 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Fairfield
Bedrooms:	5
Bathrooms:	4.5
Sq Ft.	3157
Lot Price:	TBD

\$/Night **\$390**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$56,940	\$68,328	\$79,716

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$360	\$4,320
TV/Internet	\$100	\$1,200
Property Tax	\$510	\$6,120
Insurance	\$120	\$1,440
Repairs and Maintenance	\$115	\$1,380
Deep Clean (Bi-Yearly)	-	\$1,060
Water Utility	\$75	\$900
Linen Renewal Program	\$55	\$660
Kitchen Renewal Program	\$100	\$1,200
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,007	\$25,144

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$4,320	\$4,320	\$4,320	
\$1,200	\$1,200	\$1,200	
\$6,120	\$6,120	\$6,120	
\$1,440	\$1,440	\$1,440	
\$1,380	\$1,380	\$1,380	
\$1,060	\$1,060	\$1,060	
\$900	\$900	\$900	
\$660	\$660	\$660	
\$1,200	\$1,200	\$1,200	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$25,144	\$25,144	\$25,204

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,007	\$25,144
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\$25,144	\$25,144	\$25,144
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Approx. Break Even Occupancy

18%

Total Profit	\$31,736	\$43,124	\$54,512
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$250 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Crestview
Bedrooms:	5
Bathrooms:	5.5
Sq Ft.	3300
Lot Price:	TBD

\$/Night **\$420**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$61,320	\$73,584	\$85,848

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$360	\$4,320
TV/Internet	\$100	\$1,200
Property Tax	\$510	\$6,120
Insurance	\$150	\$1,800
Repairs and Maintenance	\$115	\$1,380
Deep Clean (Bi-Yearly)	-	\$1,060
Water Utility	\$75	\$900
Linen Renewal Program	\$55	\$660
Kitchen Renewal Program	\$100	\$1,200
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,007	\$25,144

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$4,320	\$4,320	\$4,320
	\$1,200	\$1,200	\$1,200
	\$6,120	\$6,120	\$6,120
	\$1,800	\$1,800	\$1,800
	\$1,380	\$1,380	\$1,380
	\$1,060	\$1,060	\$1,060
	\$900	\$900	\$900
	\$660	\$660	\$660
	\$1,200	\$1,200	\$1,200
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$25,144	\$25,144	\$25,144

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,007	\$25,144
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	\$25,144	\$25,144	\$25,144
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Approx. Break Even Occupancy
17%

Total Profit	\$35,756	\$48,020	\$60,284
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$250 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Ashcroft
Bedrooms:	6
Bathrooms:	5+2 (1/2 bath)
Sq Ft.	3108
Lot Price:	TBD

\$/Night **\$445**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$64,970	\$77,964	\$90,958

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$350	\$4,200
TV/Internet	\$100	\$1,200
Property Tax	\$500	\$6,000
Insurance	\$120	\$1,440
Repairs and Maintenance	\$130	\$1,560
Deep Clean (Bi-Yearly)	-	\$1,080
Water Utility	\$75	\$900
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$110	\$1,320
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,027	\$25,404

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$4,200	\$4,200	\$4,200	
\$1,200	\$1,200	\$1,200	
\$6,000	\$6,000	\$6,000	
\$1,440	\$1,440	\$1,440	
\$1,560	\$1,560	\$1,560	
\$1,080	\$1,080	\$1,080	
\$900	\$900	\$900	
\$840	\$840	\$840	
\$1,320	\$1,320	\$1,320	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$25,404	\$25,404	\$25,404

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,027	\$25,404
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\$25,404	\$25,404	\$25,404
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Approx. Break Even Occupancy
16%

Total Profit	\$39,626	\$52,620	\$65,614
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$275 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Kingston
Bedrooms:	6
Bathrooms:	5.5
Sq Ft.	2911
Lot Price:	TBD

\$/Night **\$445**

Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$64,970	\$77,964	\$90,958

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$350	\$4,200
TV/Internet	\$100	\$1,200
Property Tax	\$500	\$6,000
Insurance	\$120	\$1,440
Repairs and Maintenance	\$130	\$1,560
Deep Clean (Bi-Yearly)	-	\$1,080
Water Utility	\$75	\$900
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$110	\$1,320
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,027	\$25,404

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$4,200	\$4,200	\$4,200
	\$1,200	\$1,200	\$1,200
	\$6,000	\$6,000	\$6,000
	\$1,440	\$1,440	\$1,440
	\$1,560	\$1,560	\$1,560
	\$1,080	\$1,080	\$1,080
	\$900	\$900	\$900
	\$840	\$840	\$840
	\$1,320	\$1,320	\$1,320
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$25,404	\$25,404	\$25,404

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,027	\$25,404
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	\$25,404	\$25,404	\$25,404
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Approx. Break Even Occupancy

16%

Total Profit	\$39,626	\$52,620	\$65,614
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$275 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Wellington
Bedrooms:	6
Bathrooms:	6
Sq Ft.	2800
Lot Price:	TBD

\$/Night **\$430**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$62,780	\$75,336	\$87,892

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$350	\$4,200
TV/Internet	\$100	\$1,200
Property Tax	\$500	\$6,000
Insurance	\$120	\$1,440
R&M	\$130	\$1,560
Deep Clean (Bi-Yearly)	-	\$1,080
Water Utility	\$75	\$900
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$110	\$1,320
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,027	\$25,404

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$4,200	\$4,200	\$4,200
	\$1,200	\$1,200	\$1,200
	\$6,000	\$6,000	\$6,000
	\$1,440	\$1,440	\$1,440
	\$1,560	\$1,560	\$1,560
	\$1,080	\$1,080	\$1,080
	\$900	\$900	\$900
	\$840	\$840	\$840
	\$1,320	\$1,320	\$1,320
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$25,404	\$25,404	\$25,404

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,027	\$25,404
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	\$25,404	\$25,404	\$25,404
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Approx. Break Even Occupancy
17%

Total Profit	\$37,196	\$49,752	\$62,308
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends.
 Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$275 cleaning fee.
 For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Stafford
Bedrooms:	6
Bathrooms:	6.5
Sq Ft.	3310
Lot Price:	TBD

\$/Nigh **\$460**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
毛收入	\$67,160	\$80,592	\$94,024

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$350	\$4,200
TV/Internet	\$100	\$1,200
Property Tax	\$500	\$6,000
Insurance	\$120	\$1,440
Repairs and Maintenance	\$130	\$1,560
Deep Clean (Bi-Yearly)	-	\$1,080
Water Utility	\$75	\$900
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$110	\$1,320
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,027	\$25,404

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$4,200	\$4,200	\$4,200
	\$1,200	\$1,200	\$1,200
	\$6,000	\$6,000	\$6,000
	\$1,440	\$1,440	\$1,440
	\$1,560	\$1,560	\$1,560
	\$1,080	\$1,080	\$1,080
	\$900	\$900	\$900
	\$840	\$840	\$840
	\$1,320	\$1,320	\$1,320
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$25,404	\$25,404	\$25,404

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,027	\$25,404
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	\$25,404	\$25,404	\$25,404
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Approx. Break Even Occupancy
17%

Total Profit	\$41,276	\$54,708	\$68,140
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$275 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Lancaster
Bedrooms:	8
Bathrooms:	5.5
Sq Ft.	3569
Lot Price:	TBD

\$/Night **\$540**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$78,840	\$94,608	\$110,376

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$600	\$7,200
TV/Internet	\$100	\$1,200
Property Tax	\$630	\$7,560
Insurance	\$135	\$1,620
Repairs and Maintenance	\$160	\$1,920
Deep Clean (Bi-Yearly)	-	\$1,200
Water Utility	\$85	\$1,020
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$140	\$1,680
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,492	\$31,104

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$7,200	\$7,200	\$7,200	
\$1,200	\$1,200	\$1,200	
\$7,560	\$7,560	\$7,560	
\$1,620	\$1,620	\$1,620	
\$1,920	\$1,920	\$1,920	
\$1,200	\$1,200	\$1,200	
\$1,020	\$1,020	\$1,020	
\$840	\$840	\$840	
\$1,680	\$1,680	\$1,680	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$31,104	\$31,104	\$31,104

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,492	\$31,104
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\$31,104	\$31,104	\$31,104
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Approx. Break Even Occupancy
17%

Total Profit	\$47,736	\$63,504	\$79,272
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections bases on historical data in the area. For stay 8+ days, owner will be charged a \$325 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Madison
Bedrooms:	8
Bathrooms:	7
Sq Ft.	3437
Lot Price:	TBD

\$/Night **\$570**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$83,220	\$99,864	\$116,508

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$600	\$7,200
TV/Internet	\$100	\$1,200
Property Tax	\$630	\$7,560
Insurance	\$135	\$1,620
Repairs and Maintenance	\$160	\$1,920
Deep Clean (Bi-Yearly)	-	\$1,200
Water Utility	\$85	\$1,020
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$140	\$1,680
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,492	\$31,104

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$7,200	\$7,200	\$7,200
	\$1,200	\$1,200	\$1,200
	\$7,560	\$7,560	\$7,560
	\$1,620	\$1,620	\$1,620
	\$1,920	\$1,920	\$1,920
	\$1,200	\$1,200	\$1,200
	\$1,020	\$1,020	\$1,020
	\$840	\$840	\$840
	\$1,680	\$1,680	\$1,680
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$31,104	\$31,104	\$31,104

Discretionary Costs	\$0	\$0
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	\$0	\$0	\$0
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Total Costs	\$2,422	\$31,104
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	\$31,104	\$31,104	\$31,104
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Approx. Break Even Occupancy
15%

Total Profit	\$52,956	\$69,600	\$86,244
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Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Fremont I
Bedrooms:	8
Bathrooms:	8
Sq Ft.	4057
Lot Price:	TBD

\$/Night **\$615**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$89,790	\$107,748	\$125,706

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$660	\$7,200
TV/Internet	\$100	\$1,200
Property Tax	\$630	\$7,560
Insurance	\$135	\$1,620
Repairs and Maintenance	\$160	\$1,920
Deep Clean (Bi-Yearly)	-	\$1,200
Water Utility	\$85	\$1,020
Linen Renewal Program	\$70	\$840
Kitchen Renewal Program	\$140	\$1,680
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,492	\$30,264

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$7,200	\$7,200	\$7,200	
\$1,200	\$1,200	\$1,200	
\$7,560	\$7,560	\$7,560	
\$1,620	\$1,620	\$1,620	
\$1,920	\$1,920	\$1,920	
\$1,200	\$1,200	\$1,200	
\$1,020	\$1,020	\$1,020	
\$840	\$840	\$840	
\$1,680	\$1,680	\$1,680	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$30,264	\$30,264	\$30,264

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,492	\$30,264
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\$30,264	\$30,264	\$30,264
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Approx. Break Even Occupancy

14%

Total Profit	\$59,646	\$77,604	\$95,562
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$325 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Hawthorne
Bedrooms:	9
Bathrooms:	8.5
Sq Ft.	4669
Lot Price:	TBD

\$/Night **\$675**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$98,550	\$118,260	\$137,970

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$650	\$7,800
TV/Internet	\$100	\$1,200
Property Tax	\$650	\$7,800
Insurance	\$150	\$1,800
Repairs and Maintenance	\$180	\$2,160
Deep Clean (Bi-Yearly)	-	\$1,380
Water Utility	\$80	\$960
Linen Renewal Program	\$80	\$960
Kitchen Renewal Program	\$160	\$1,920
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,622	\$32,844

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$7,800	\$7,800	\$7,800	
\$1,200	\$1,200	\$1,200	
\$7,800	\$7,800	\$7,800	
\$1,800	\$1,800	\$1,800	
\$2,160	\$2,160	\$2,160	
\$1,380	\$1,380	\$1,380	
\$960	\$960	\$960	
\$960	\$960	\$960	
\$1,920	\$1,920	\$1,920	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$32,844	\$32,844	\$32,844

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,622	\$32,844
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\$32,844	\$32,844	\$32,844
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Approx. Break Even Occupancy
14%

Total Profit	\$65,706	\$85,416	\$105,126
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections bases on historical data in the area. For stay 8+ days, owner will be charged a \$395 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Fremont II
Bedrooms:	10
Bathrooms:	10
Sq Ft.	4724
Lot Price:	TBD

\$/Night **\$770**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$112,420	\$134,904	\$157,388

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$660	\$7,920
TV/Internet	\$100	\$1,200
Property Tax	\$700	\$8,400
Insurance	\$180	\$2,160
Repairs and Maintenance	\$195	\$2,340
Deep Clean (Bi-Yearly)	-	\$1,440
Water Utility	\$95	\$1,140
Linen Renewal Program	\$85	\$1,020
Kitchen Renewal Program	\$170	\$2,040
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$2,757	\$34,524

\$5,520	\$5,520	\$5,520	
\$1,200	\$1,200	\$1,200	
\$7,920	\$7,920	\$7,920	
\$1,200	\$1,200	\$1,200	
\$8,400	\$8,400	\$8,400	
\$2,160	\$2,160	\$2,160	
\$2,340	\$2,340	\$2,340	
\$1,440	\$1,440	\$1,440	
\$1,140	\$1,140	\$1,140	
\$1,020	\$1,020	\$1,020	
\$2,040	\$2,040	\$2,040	
\$144	\$144	\$144	
\$0	\$0	\$0	
Total	\$34,524	\$34,524	\$34,524

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$2,757	\$34,524
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\$34,524	\$34,524	\$34,524
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Approx. Break Even Occupancy
13%

Total Profit	\$78,076	\$100,560	\$123,044
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$450 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS
Steve Gulotta • Cell: 407.947.3940

Property:	Biltmore
Bedrooms:	11
Bathrooms:	10+3 (1/2 bath)
Sq Ft.	5534
Lot Price:	TBD

\$/Night \$890
Rental Mngr. Commission 20%

Occupancy	50%	60%	70%
\$\$	\$129,940	\$155,928	\$181,916

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$750	\$9,000
TV/Internet	\$100	\$1,200
Property Tax	\$875	\$10,500
Insurance	\$190	\$2,280
Repairs and Maintenance	\$210	\$2,520
Deep Clean (Bi-Yearly)	-	\$1,500
Water Utility	\$105	\$1,260
Linen Renewal Program	\$90	\$1,080
Kitchen Renewal Program	\$180	\$2,160
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$3,072	\$38,364

\$5,520	\$5,520	\$5,520
\$1,200	\$1,200	\$1,200
\$9,000	\$9,000	\$9,000
\$1,200	\$1,200	\$1,200
\$10,500	\$10,500	\$10,500
\$2,280	\$2,280	\$2,280
\$2,520	\$2,520	\$2,520
\$1,500	\$1,500	\$1,500
\$1,260	\$1,260	\$1,260
\$1,080	\$1,080	\$1,080
\$2,160	\$2,160	\$2,160
\$144	\$144	\$144
\$0	\$0	\$0
Total	\$38,364	\$38,364

Discretionary Costs	\$0	\$0
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\$0	\$0	\$0
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Total Costs	\$3,072	\$38,364
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\$38,364	\$38,364	\$38,364
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Approx. Break Even Occupancy
12%

Total Profit	\$91,576	\$117,564	\$143,552
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Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends. Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$470 cleaning fee. For stays less than 8 days, renter will be charged cleaning fee.

Annual Income and Estimated Profit Projections



LUXURY RESIDENTIAL RESORTS

Steve Gulotta • Cell: 407.947.3940

Property:	Essex
Bedrooms:	13
Bathrooms:	12.5
Sq Ft.	6430
Lot Price:	TBD

\$/Night **\$975**
Rental Mngr. Commission **20%**

Occupancy	50%	60%	70%
\$\$	\$142,350	\$170,820	\$199,290

Costs	Monthly \$'s	Annual \$'s
HOA	\$460	\$5,520
Membership	\$100	\$1,200
Electric and Gas	\$950	\$11,400
TV/Internet	\$100	\$1,200
Property Tax	\$950	\$11,400
Insurance	\$290	\$3,480
Repairs and Maintenance	\$240	\$2,880
Deep Clean (Bi-Yearly)	-	\$1,620
Water Utility	\$120	\$1,440
Linen Renewal Program	\$100	\$1,200
Kitchen Renewal Program	\$190	\$2,280
BeHome247	\$12	\$144
Mortgage	\$0	\$0
Total	\$3,512	\$43,764
Discretionary Costs	\$0	\$0
Total Costs	\$3,512	\$43,764

	\$5,520	\$5,520	\$5,520
	\$1,200	\$1,200	\$1,200
	\$11,400	\$11,400	\$11,400
	\$1,200	\$1,200	\$1,200
	\$11,400	\$11,400	\$11,400
	\$3,480	\$3,480	\$3,480
	\$2,880	\$2,880	\$2,880
	\$1,620	\$1,620	\$1,620
	\$1,440	\$1,440	\$1,440
	\$1,200	\$1,200	\$1,200
	\$2,280	\$2,280	\$2,280
	\$144	\$144	\$144
	\$0	\$0	\$0
Total	\$43,764	\$43,764	\$43,764
	\$0	\$0	\$0
	\$43,764	\$43,764	\$43,764
Total Profit	\$98,706	\$127,176	\$155,646

Approx. Break Even Occupancy
13%

Costs are estimates only. Income statements are not guaranteed. Rates subject to change and based on availability and market trends.
 Statements are projections based on historical data in the area. For stay 8+ days, owner will be charged a \$500 cleaning fee.
 For stays less than 8 days, renter will be charged cleaning fee.