

RETURN ON INVESTMENT

BAYVIEW ESTATE 3 BEDROOMS

	01 - 10 JAN	11 - 31 JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	01 - 19 DEC	20 - 31 DEC	Year 1	Year 2	Year 3
Owner's revenue	€ 260	€ 180	€ 180	€ 180	€ 180	€ 140	€ 140	€ 140	€ 140	€ 140	€ 180	€ 180	€ 180	€ 260	€ 207	€ 217	€ 228
Available nights	10	21	28	31	30	31	30	31	31	30	31	30	19	12	365	365	365
Number of nights sold	6	8	18	10	16	9	10	13	15	10	15	15	5	8	158	166	175
Occupancy rate	60%	38%	64%	32%	53%	29%	33%	42%	48%	33%	48%	50%	26%	67%	43%	45%	48%
Total Income	€ 1,560	€ 1,440	€ 3,240	€ 1,800	€ 2,880	€ 1,260	€ 1,400	€ 1,820	€ 2,100	€ 1,400	€ 2,700	€ 2,700	€ 900	€ 2,080	€ 27,280	€ 28,644	€ 30,076
EXPENSES																	
Syndic fees	NIL	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	€ 160	NIL	€ 160	€ 1,920	€ 1,939	€ 1,959
Management fees	NIL	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	€ 380	NIL	€ 380	€ 4,560	€ 4,606	€ 4,652
Internet and telephone	NIL	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	NIL	€ 30	€ 360	€ 364	€ 367
Electricity	NIL	€ 150	€ 120	€ 120	€ 120	€ 100	€ 50	€ 120	€ 120	€ 90	€ 120	€ 150	NIL	€ 150	€ 1,410	€ 1,424	€ 1,438
Gardening	NIL	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	NIL	€ 30	€ 360	€ 364	€ 367
Pool maintenance	NIL	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	NIL	€ 30	€ 360	€ 364	€ 367
Insurance	NIL	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	NIL	€ 20	€ 295	€ 298	€ 301
Alarm system	NIL	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	NIL	€ 10	€ 120	€ 121	€ 122
Tourism licence	NIL	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	NIL	€ 15	€ 180	€ 182	€ 184
Cable TV	NIL	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	NIL	€ 25	€ 300	€ 303	€ 306
Total Expenses	NIL	€ 855	€ 825	€ 825	€ 825	€ 805	€ 755	€ 825	€ 825	€ 795	€ 825	€ 855	NIL	€ 850	€ 9,865	€ 9,964	€ 10,063
NET income	€ 1,560	€ 585	€ 2,415	€ 975	€ 2,055	€ 455	€ 645	€ 995	€ 1,275	€ 605	€ 1,875	€ 1,845	€ 900	€ 1,230	€ 17,415	€ 18,680	€ 20,013
Return On Investment															3.4%	3.7%	3.9%

Disclaimer: This document is not binding and contains only estimates and forecasts which are based on assumptions, including, but not limited to, market conditions. The information is therefore preliminary only and does not purport to be complete or contain all the information which a prospective purchaser or investor may require in its evaluation of an investment. You should rely on your own independent enquiries, including legal and financial advice.