

## RETURN ON INVESTMENT

## VILLAS DU PARC 4 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	€ 650	€ 460	460	€ 460	460	€ 390	€ 390	€ 390	€ 390	€ 390	€ 460	€ 460	€ 460	€ 650	€ 539	€ 566	€ 594
Available nights	10	21	28	31	30	31	30	31	31	30	31	30	19	12	365	365	365
Number of nights sold	8	12	15	15	15	12	10	12	12	10	14	13	12	10	170	187	206
Occupancy rate	80%	57%	54%	48%	50%	39%	33%	39%	39%	33%	45%	43%	63%	83%	47%	51%	56%
<b>Total Income</b>	<b>€ 5,200</b>	<b>€ 5,520</b>	<b>€ 6,900</b>	<b>€ 6,900</b>	<b>€ 6,900</b>	<b>€ 4,680</b>	<b>€ 3,900</b>	<b>€ 4,680</b>	<b>€ 4,680</b>	<b>€ 3,900</b>	<b>€ 6,440</b>	<b>€ 5,980</b>	<b>€ 5,520</b>	<b>€ 6,500</b>	<b>€77,700</b>	<b>€ 83,916</b>	<b>€ 90,629</b>
<b>EXPENSES</b>																	
Syndic fees	NIL	€ 300	€ 300	€ 300	300	€ 300	€ 300	€ 300	€ 300	€ 300	€ 300	€ 300	NIL	€ 300	€ 3,600	€ 3,636	€ 3,672
Cleaning and laundry charges	NIL	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	€ 500	NIL	€ 500	€ 6,000	€ 6,060	€ 6,121
Check in/check out fees*	NIL	€ 340	€ 255	€ 255	€ 255	€ 255	€ 170	€ 255	€ 255	€ 170	€ 255	€ 255	NIL	€ 340	€ 3,060	€ 3,213	€ 3,374
Internet and telephone	NIL	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	NIL	€ 30	€ 360	€ 364	€ 367
Electricity	NIL	€ 250	€ 150	€ 150	€ 150	€ 120	€ 120	€ 120	€ 120	€ 120	€ 150	€ 180	NIL	€ 250	€ 1,880	€ 1,899	€ 1,918
Gardening	NIL	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	€ 80	NIL	€ 80	€ 960	€ 970	€ 979
Pool maintenance	NIL	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	€ 60	NIL	€ 60	€ 720	€ 727	€ 734
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
Insurance	NIL	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	€ 20	NIL	€ 20	€ 240	€ 242	€ 245
<b>Total Expenses</b>	<b>NIL</b>	<b>€ 1,630</b>	<b>€ 1,445</b>	<b>€ 1,445</b>	<b>€ 1,445</b>	<b>€ 1,415</b>	<b>€ 1,330</b>	<b>€ 1,415</b>	<b>€ 1,415</b>	<b>€ 1,330</b>	<b>€ 1,445</b>	<b>€ 1,475</b>	<b>NIL</b>	<b>€ 1,630</b>	<b>€ 17,420</b>	<b>€ 17,717</b>	<b>€ 18,022</b>
<b>NET income</b>	<b>€ 5,200</b>	<b>€ 3,890</b>	<b>€ 5,455</b>	<b>€ 5,455</b>	<b>€ 5,455</b>	<b>€ 3,265</b>	<b>€ 2,570</b>	<b>€ 3,265</b>	<b>€ 3,265</b>	<b>€ 2,570</b>	<b>€ 4,995</b>	<b>€ 4,505</b>	<b>€ 5,520</b>	<b>€ 4,870</b>	<b>€60,280</b>	<b>€ 66,199</b>	<b>€ 72,607</b>
<b>Return On Investment</b>															<b>3.9%</b>	<b>4.3%</b>	<b>4.8%</b>

\*Average estimated on a minimum stay of 5 nights.

**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.