

AQUALINA
THE BAHAMAS

Typical Three Bedroom Residence
Rental Income and Expenses

RENTAL INCOME ANNUALIZED	**TOTAL RENTAL INCOME**	**$480,000**
	*Assumes Average of $2,000 per night. 20 nights per month occupancy.	

ANNUAL OWNER OPERATING EXPENSES	Electricity	$6,000
	HOA and Insurance	$45,240 **$1.45 per square foot per month** **= $3,770.00 *12 = $45,240**
	Cable	$1,400
	Total	**$52,640**

Professional Property Management **@ 30% of Gross Rental**	$144,000
Real Property Taxes	$0 (20-Year Exemption)
Condo-Hotel Tax * *** Assuming VAT payments generated from Rental Revenue cover what is owed.**	$0
Total Expenses	**$196,640**
NET OPERATING INCOME	**$283,360**

Assumed Purchase Price	$3,500,000
Stamp Tax & VAT @ 5%	$175,000
Attorney Fee	$12,500
Total	**$3,687,500**
NET ANNUAL RETURN*	**7.7 %**

Past projections do not guarantee future returns.

* Condo-Hotel Tax is calculated at 75% of what the Property Tax would normally be. Property Tax is 0.00625 of the assessed value. Assuming a Purchase Price of $3,500,000, the Condo-Hotel Tax would be $16,406.25 Annually.
If the residence generates at least this amount in VAT (10% of the Gross Rent), there is no tax payable.

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A COLLECTION OF
EXCLUSIVE BEACHFRONT
RESIDENCES