

# Caribbean Luxury Villas

Real Estate Financial Model

Property: **Villa Nicobar**

Date: **May 2021**

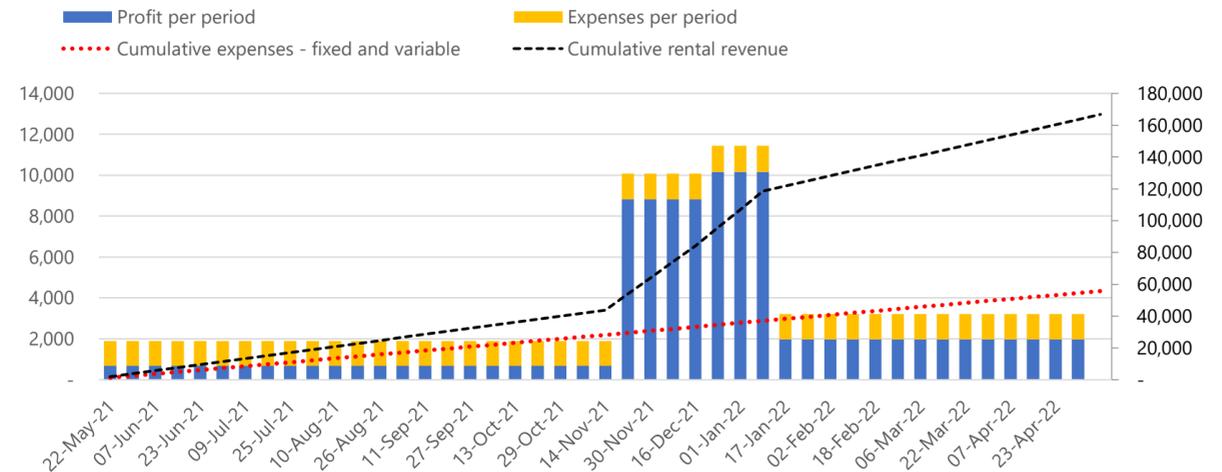
Model Period (Start / End)	15-May-21	14-May-22
<b>Purchase assumptions / target ROI</b>	List Price	Effective Price (after fees)
Purchase Price	3,600,000	3,919,000
Expected ROI (%)	5.00%	5.00%
Expected annual profit	<b>\$180,000</b>	<b>\$195,950</b>

Revenue / expense profile - forecast revenue	Annual	Monthly
Gross rental income	\$195,176	16,265
ABST & Tourism Levy	\$28,406	2,367
Gross rental income after tax	\$166,770	\$13,897
Operating Expenses - Fixed	53,762	4,480
Operating Expenses - Variable (Utilities)	1,976	165
Net operating income	\$113,008	\$9,417

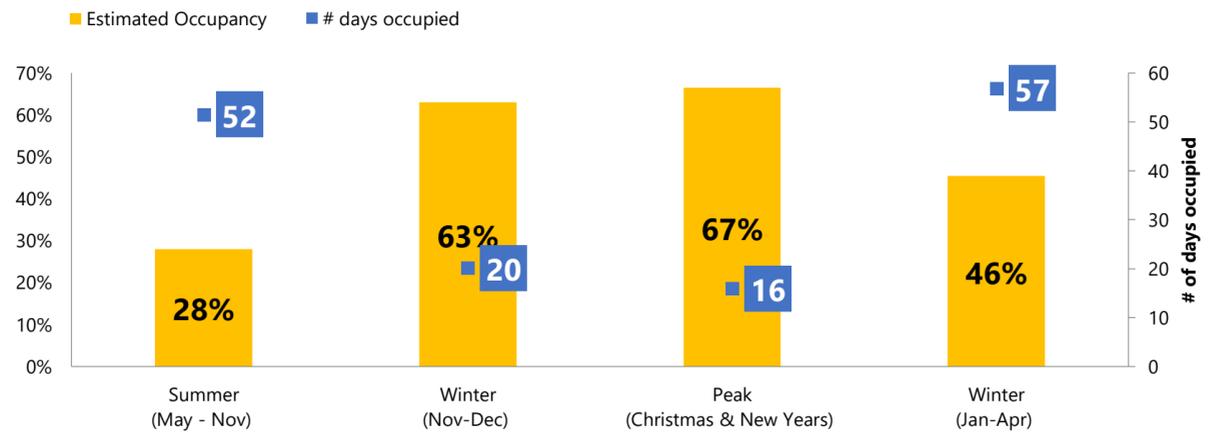
Profit summary		% Return (Effective Price)
Estimated profit	<b>\$113,008</b>	2.88%
Estimated profit / ROI - upside case	171,718	4.38%
Estimated profit / ROI - downside case	105,010	2.68%

Rate Schedule	Average Effective Rev.	Average List Price + tax
Summer	850	1,004
Winter	2,000	2,315
Peak	2,150	2,486
Winter	850	1,004

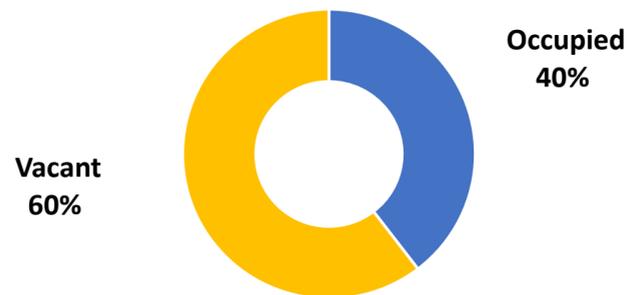
## Projected Rental Revenue and Expenses - 1 Year (May 2021 - 2022)



## Seasonal Occupancy, # Days Occupied



## OVERALL OCCUPANCY FORECAST



## GROSS REVENUE DISTRIBUTION



## Forecast Net Revenue Distribution per Season

