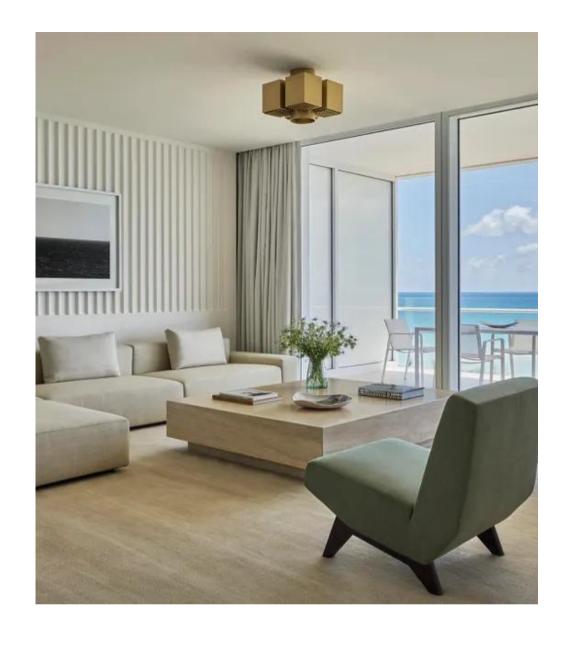


CASE STUDY

CONDOTEL FINANCING



9111 COLLINS AVENUE SURFSIDE, FLORIDA



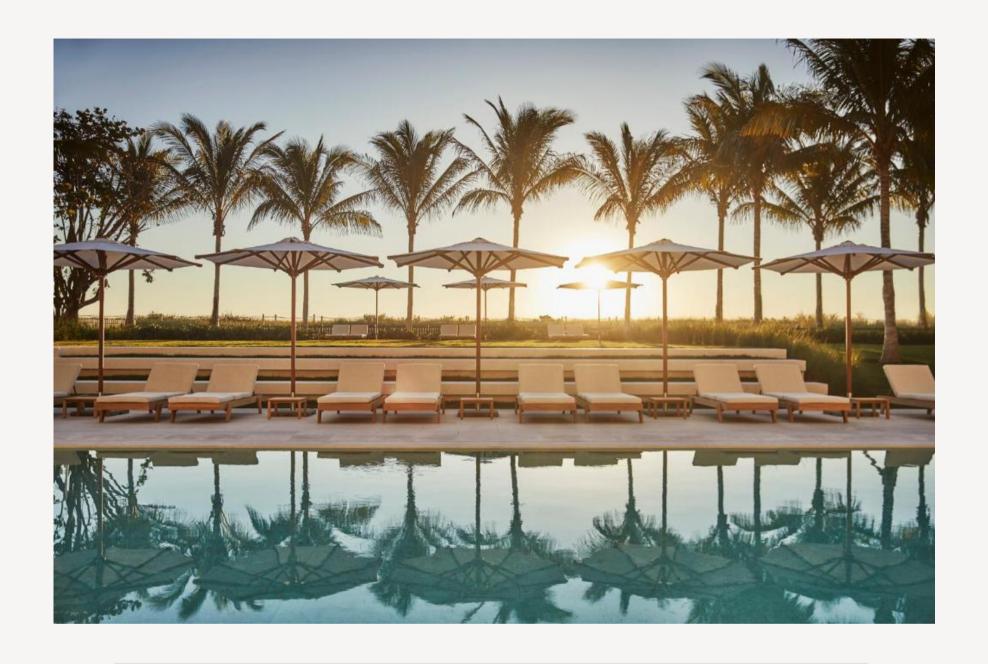
THE PROPERTY

APPRAISED VALUE \$5,350,000

UNIT MANAGED
BY HOTEL PROGRAM

1,591 SQFT | 2 BEDS | 2.5 BATHS



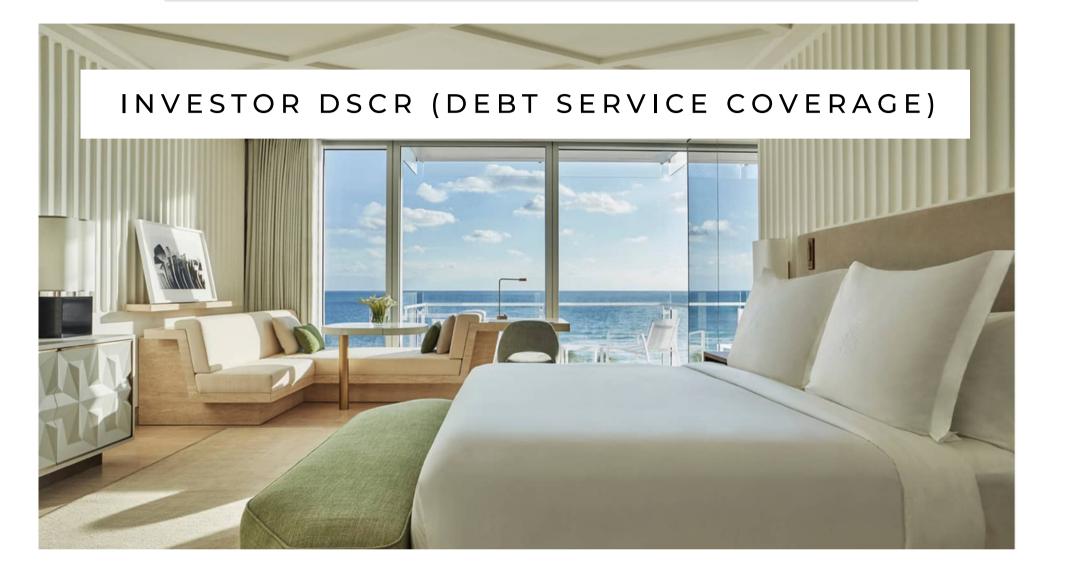


THE CLIENT - BORROWER

FOREIGN INVESTOR FROM LATIN AMERICA NO SOCIAL SECURITY CORPORATE TITLE



THE LOAN PROGRAM



PROPERTY VALUE \$5,350,000 DOWN PAYMENT \$2,950,000 LOAN AMOUNT \$2,400,000

INTEREST RATE 8.50%
FIXED FOR 30 YEARS
AMORTIZATION 30 YEARS





MONTHLY CASH FLOW

RENTAL INCOME \$49,600

 HOA PAYMENT
 \$ (4,850)

 PROPERTY TAXES
 \$ (7,411)

 INSURANCE
 \$ (811)

 LOAN PAYMENT
 \$ (18,453)

 TOTAL EXPENSES
 \$ (31,525)

NET INCOME \$18,075

EXPECTED RETURN

MONTHLY NET INCOME \$18,075
YEARLY NET INCOME \$216,900
CLIENT'S DOWNPAYMENT \$2,950,000

YEARLY RETURN 7.35%





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