

# GUIDE TO THE BUYING PROCESS ■ EXPENSES ■ RENTAL PROJECTIONS

The 3D Team of Keller Williams is NOT part of the HOA, The Regal Palms Club, Property Management, The Rental Agency & NOT a Mortgage Company.  
This sample spreadsheet does NOT offer the sale of any securities and ONLY serves as a guide.  
Buyer should thoroughly familiarize themselves with any property contemplated for purchase.

## BUYING PROCESS

**SELLING PRICE** (Financing through Private Lenders MAY be available)



**\$ 150,000**

**DEPOSIT** (Based on a cash purchase)

First Deposit, Good Faith (offer date)

\$ 1,000

Second Deposit, (upon acceptance of offer)

\$ 9,000

Final Deposit, Closing or completion (upto 30 days)

\$ 140,000

**\$ 150,000**

**OTHER CHARGES**

Legal, Transaction & Closing Fees upto

**1.0%**

\$ 1,500

**TOTAL CASH OUTLAY**

**\$ 151,500**

## EXPENSES

**MONTHLY**

HOA Fee (Maintenance of ALL the amenities)

\$ 542

- Lazy River, Water Slide, Pools, Gym, Playground, Volleyball Court and more

- Exterior Maintenance of the building & Common grounds

- Pest Control (\$65), Cable TV (\$80), WiFi (\$80)

Electricity & Water (Average)

\$ 170

Property Taxes (Average: Prorated 12 months)

\$ 130

Property Insurance (Average: Prorated 12 months)

\$ 60

Reserve (Maintenance, replacement)

\$ 150

**\$ 1,052**

**ESTIMATED ANNUAL EXPENSES**

**- \$ 12,624**

## ESTIMATED RENTAL PROJECTIONS

Rates per day (\$60 - \$150 depending on season & source of rental)

Conservative daily rental income (Estimated Net Income)

\$ 90

65% Occupancy Rate

+

**\$ 21,353**

80% Occupancy Rate (with owner bookings)

Rental Incomes are generated from a variety of sources. These various sources all have different buying power and agreements, which means that the revenue paid to the owner varies from rental to rental, depending on the source of the reservation.

Rental Incomes are based on Low, Mid & High Seasons from; US-Canadian-South American-European Markets-Owners Bookings-Travel agencies & the World Wide Web.

Snowbirds, Spring training (Soccer & Baseball), Spring Break, Easter, Summer Vacation, Half-term, Thanksgiving and Christmas

To MAXIMIZE rental income, it is recommended that owners advertise/ participate renting through friends, families & the Internet.

ALL Renters pay a resort fee of \$14 per day, per unit during check in

UNITS LOCATED AT THE BACK OF CALABRIA PASS BERGAMO AVENUE, HAS A DIFFERENT HOA FEE FROM \$675 A MONTH

**kw** | **3D Team**  
KELLER WILLIAMS  
REALTY

Real Estate Professional  
25 Years Experience

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**SOLD**

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24-7 OPEN HOUSE

**3D** Interactive  
Virtual Tours

**FREE, WHEN WE LIST  
YOUR PROPERTY FOR SALE**

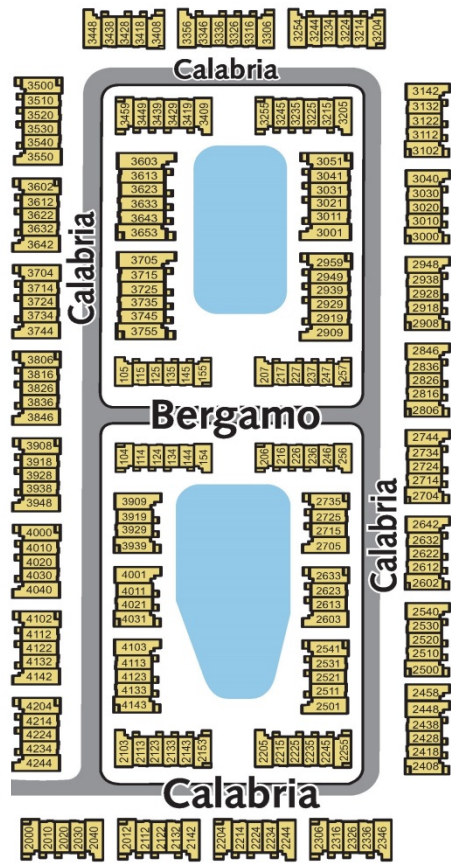
- 3D Interactive Virtual Tours
- Aerial - Interior Videos
- 3D Dollhouse Views
- Custom Website
- Virtual Reality

Regional Director  
3Divt.com  
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# REGAL PALMS

RESORT & SPA

## Townhome Community



Resort Clubhouse, Spa,  
Swimming Pavilion & Check In



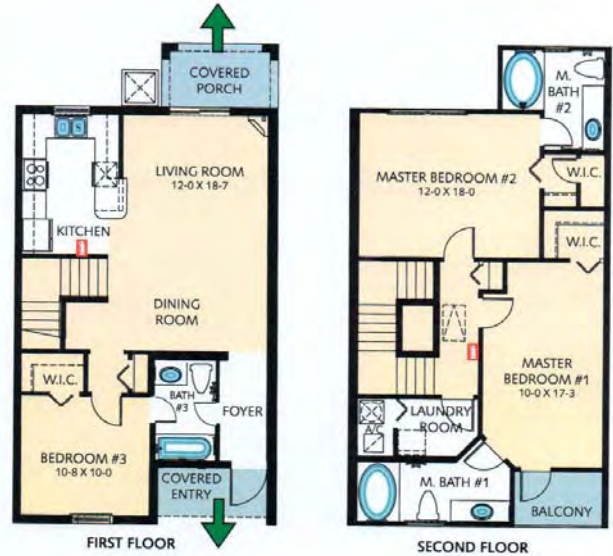
## JAMAICA MODEL

4 Bedrooms, 3 Baths, 1492 Square Feet



## CAYMAN MODEL

3 Bedrooms, 3 Baths, 1492 Square Feet



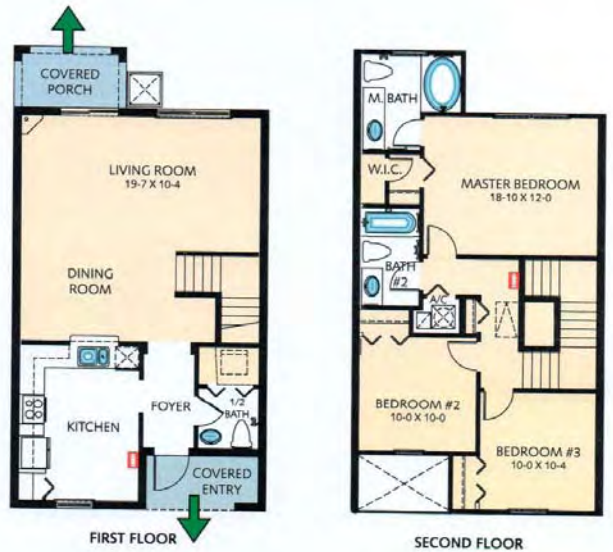
## BERMUDA MODEL

4 Bedrooms, 3.5 Baths, 1856 Square Feet



## ANTIGUA MODEL

3 Bedrooms, 2.5 Baths, 1492 Square Feet



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