

Scenario 2 – Owner uses 2 BR Suite in High Season

Purchase Price	\$99,999		\$15,686	Per Week Average
Closing Costs	\$8,300	8.3%		
Total	\$108,299			

Share	1/8	6.375 Weeks Per Year		
Property Taxes	\$100	Per Year		
HOA	\$5,004	Per Year	\$784.94	Per Week
High Season Suite	\$700	Per Night		
Low Season Suite	\$400	Per Night		
High Season Lock-off	\$450	Per Night		

Year	High Nights	Low Nights	Lockoff High Nights	Revenue	VLE Program	HOA	Property Taxes	Net	Return
2019	0	35	0	\$14,000	(\$7,000)	(\$5,004)	(\$100)	\$1,896	1.75%
2020	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
2021	0	35	0	\$14,000	(\$7,000)	(\$5,004)	(\$100)	\$1,896	1.75%
2022	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
2023	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
2024	0	35	0	\$14,000	(\$7,000)	(\$5,004)	(\$100)	\$1,896	1.75%
2025	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
2026	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
2027	0	35	0	\$14,000	(\$7,000)	(\$5,004)	(\$100)	\$1,896	1.75%
2028	0	28	0	\$11,200	(\$5,600)	(\$5,004)	(\$100)	\$496	0.46%
				<u>\$123,200</u>				<u>\$10,560</u>	