

Prospective Buyers

Spring 2107



Subdivision

The Aspens

Street Address

320 Aspen Ln #8, Beaver Creek, CO 81620

Unit Number

8

Bedrooms + Bath

4 BD/4 (4 0 0) BA

Actual List Price

1,785,000

Projected Buy Price @ 95%

1,695,750

Approximate Square Footage ⁽¹⁾

3,183

Downpayment Percentage

30%

Price per Square Foot

533

Downpayment Amount

508,725

Financing

1,187,025

Interest Rate - 30 Yr Amortization ⁽²⁾

2.950%

Mortgage Payment

(60,170)

Assoc. Dues or Maint. Expense

(11,120)

Taxes

(8,531)

Utilities/Misc. - TBD

(4,200)

Total Annual Cost

(84,021)

Projected Net Rental Income ⁽³⁾

50,000

Wyndam \$65k gross 65/35

Net Annual Income/(Expense)

(34,021)

Owner direct Xmas/NY\$12k

Monthly Income/(Expense)

(2,835)

Net Income to List Price Ratio

2.80%

Note: Projections may not include insurance on contents, utilities, and other miscellaneous operating expenses or fees.

⁽¹⁾ Square footage calculations are provided by County Assessor's records or Listing Agent of the property.

Neither assumes any responsibility as to their accuracy. Price and availability subject to change without notice.

Information is from sources believed to be reliable but is not guaranteed.

⁽²⁾ Interest Rates based on financing amount for loans with Fannie Mae/Freddie Mac underwriting <\$729,000.

Jumbo Loans typically carry higher rates and/or shorter rate lock periods. Condo Hotel properties carry rates loans at 100 basis points above loans <\$729K, and 50 basis points above >\$729K.

⁽³⁾ There are individuals who choose to actively manage the short term rental income through websites such as

Vacation Rentals By Owner (VRBO). Stated income is typically provided by seller and assumes a 20% expense structure.

Disclaimer: This information has been provided for illustrative purposes only. Listing Agent

makes no representation as to the validity of the analysis or how it might apply to each Purchaser's situation.

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