

## Projected Return on Invested Capital - The Seasons @ Avon-Residential 426

### Short Term Rental Income

#### List Price

Downpayment %

Downpayment

Number of Years to Sale

Projected Appreciated Value

\$	579,500	\$	344
	25%		
\$	144,875		
	10		\$/sq. ft.
	3%	\$	778,800
	5%	\$	943,944
	8%	\$	1,251,097
		\$	462
		\$	560
		\$	742
	(37,930)		
	(9,130)		
	(25,000)		

#### Total Annual Cost (No Rental Income)

#### Projected Cost of Ownership/Yr (w/Rental Income)

#### Anticipated Improvements

Compounded Rate of Appreciation

#### Projected Selling Price

Selling Expenses @7%

Remaining Loan Balance

#### Anticipated Improvements

Total Negative Cash Flow Over Investment Timeline

#### Projected Net Rental Income

#### Net Resale Proceeds

	3%	5%	8%
\$	778,800	\$	943,944
\$	(54,516)	\$	(66,076)
\$	(356,393)	\$	(356,393)
\$	(25,000)	\$	(25,000)
\$	(379,304)	\$	(379,304)
\$	330,160	\$	330,160
\$	293,747	\$	447,331
\$		\$	732,983

Net Resale Proceeds / Year (Numerator)

Weighted Value of Invested Capital (Denominator)

\$	29,375	\$	44,733
\$	190,697	\$	190,697
	15%		23%
			38%

Average Return / Year

#### CGR Table

**Gregory A. Strahan & Connie Kincaid-Strahan**  
**VAIL PROPERTY BROKERAGE, INC.**  
**COLDWELL BANKER DISTINCTIVE PROPERTIES**  
**Vail Colorado 81657**  
**(970) 476-8850 FAX (970) 476-5421**  
[www.vailpropertybrokerage.com](http://www.vailpropertybrokerage.com)  
[info@VailPropertyBrokerage.com](mailto:info@VailPropertyBrokerage.com)

1	\$28,800.00
2	\$29,664.00
3	\$30,553.92
4	\$31,470.54
5	\$32,414.65
6	\$33,387.09
7	\$34,388.71
8	\$35,420.37
9	\$36,482.98
10	\$37,577.47
	<b>\$330,159.72</b>

#### Notes:

Average compounded appreciation rate has been between 5-6% since 1991.

Net Resale Proceeds divided by Investment Timeline (Years) divided by

Weighted Value of Invested Capital - Downpayment (Yr 1 @ 100% of cost) +

Anticipated Improvements (18 months @ 85% of cost) + Negative Cash Flow (@ 50% of outstanding balance)

Time value of money (IRR) is not calculated but the afore described weighted amount of Invested Capital is utilized for the purpose of recognizing the different time intervals for the three stated capital call items.

These projections are provided for informational reasons only. Vail Property Brokerage does not guarantee nor imply that the illustrated outcome will produce the stated return calculation(s).