

PROJECTED COST OF OWNERSHIP

Prepared for Prospective Purchasers

AREA PROPERTY	Avon Seasons @ Avon
Unit Number	426
Bedrooms + Bath	3 + 3
List Price	\$579,500
Approximate Square Footage*	1476
Downpayment Percentage	25%
Price per Square Foot	\$393
Downpayment	\$144,875
Financing (75%)	\$434,625
Interest Rate - 30 Yr Amortization**	4.0%
Mortgage Payment	(\$24,900)
Association Dues	(\$8,608)
Taxes	(\$1,850)
Total Annual Cost	(\$35,358)
Projected Net Rental Income***	\$34,800
Net Annual Income/(Expense)	(\$558)
Monthly Income/(Expense)	(\$46)
Net Income to List Price Ratio	6.01%

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

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.

* Square footage calculations are provided by the Eagle County Assessor's records or the 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.

Purchaser should verify information prior to contracting.

**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 loans at 100 basis points above loans <\$729K, and 50 basis points above >\$729K.

***Currently leased at \$2900/month.