

A Beach House Real Estate Portfolio

999 S. Waccamaw Drive, Garden City Beach, SC 29576		
Asking Price		\$1,699,000.00
Income - GRI		\$180,000.00
Expenses		
	Taxes	\$13,785.00
	Insurance	\$12,500.00
	Rental Management	\$18,000.00
	Electric	\$4,250.00
	Water/Sewer	\$2,739.00
	Reserves/Replacement	\$7,500.00
	Pool/Lawn Mant	\$2,400.00
	Cable/Phone/Internet	\$650.00
	Trash	\$420.00
	Elevator-Emergency Phone	\$200.00
	Total Expenses	\$62,444.00
NOI		\$117,556.00
CAP Rate		6.9191%

1779 S. Waccamaw Drive, Garden City Beach, SC 29576		
Asking Price		\$1,699,000.00
Income - GRI		\$180,000.00
Expenses		
	Taxes	\$11,950.00
	Insurance	\$12,500.00
	Rental Management	\$18,000.00
	Electric	\$4,250.00
	Water/Sewer	\$2,739.00
	Reserves/Replacement	\$7,500.00
	Pool/Lawn Mant	\$2,400.00
	Cable/Phone/Internet	\$650.00
	Trash	\$420.00
	Elevator-Emergency Phone	\$200.00
	Total Expenses	\$60,609.00
NOI		\$119,391.00
CAP Rate		7.0271%

1018 S. Waccamaw Drive, Garden City Beach, SC 29576		
Asking Price		\$899,000.00
Income - GRI		\$90,000.00
Expenses		
	Taxes	\$8,305.00
	Insurance	\$8,500.00
	Rental Management	\$9,000.00
	Electric	\$3,976.00
	Water/Sewer	\$2,477.00
	Reserves/Replacement	\$5,500.00
	Pool/Lawn Mant	\$2,400.00
	Cable/Phone/Internet	\$650.00
	Trash	\$420.00
	Elevator-Emergency Phone	\$200.00
	Total Expenses	\$41,428.00
NOI		\$48,572.00
CAP Rate		5.4029%

1856 S. Waccamaw Drive, Garden City Beach, SC 29576		
Asking Price		\$929,000.00
Income - GRI		\$90,000.00
Expenses		
	Taxes	\$9,105.00
	Insurance	\$8,500.00
	Rental Management	\$9,000.00
	Electric	\$3,976.00
	Water/Sewer	\$2,477.00
	Reserves/Replacement	\$5,500.00
	Pool/Lawn Mant	\$2,400.00
	Cable/Phone/Internet	\$650.00
	Trash	\$420.00
	Elevator-Emergency Phone	\$200.00
	Total Expenses	\$42,228.00
NOI		\$47,772.00
CAP Rate		5.1423%

1856 S. Waccamaw Drive, Garden City Beach, SC 29576		
Asking Price		\$929,000.00
Income - GRI		\$90,000.00
Expenses		
	Taxes	\$9,683.00
	Insurance	\$8,500.00
	Rental Management	\$9,000.00
	Electric	\$3,976.00
	Water/Sewer	\$2,477.00
	Reserves/Replacement	\$5,500.00
	Pool/Lawn Mant	\$2,400.00
	Cable/Phone/Internet	\$650.00
	Trash	\$420.00
	Elevator-Emergency Phone	\$200.00
	Total Expenses	\$42,806.00
NOI		\$47,194.00
CAP Rate		5.0801%

Total Asking Price	\$6,155,000.00
Total Income	\$630,000.00
Total Expenses	\$249,515.00
Total NOI	\$380,485.00
Portfolio CAP Rate	6.1817%

Expenses are estimates and may vary 5% one way or the other (+/-). The rental revenue is based from history and is in no way a guarantee of future rental potential.

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