



ANTLERS AT VAIL

680 W. Lionshead Place Vail, CO 81657 970-476-2471 970-476-1012 fax www.antlersvail.com

ESTIMATED Financial projections

Unit #405

	Monthly Revenue	Monthly Expenses	Net Gain/(Loss)
January	\$19,000	\$7,245	\$11,755
February	\$19,000	\$8,041	\$10,959
March	\$19,000	\$11,718	\$7,282
April	\$5,000	\$5,442	(\$442)
May	\$1,000	\$1,613	(\$613)
June	\$5,000	\$6,570	(\$1,570)
July	\$8,000	\$3,641	\$4,359
August	\$8,000	\$3,749	\$4,251
September	\$5,000	\$7,341	(\$2,341)
October	\$4,000	\$1,441	\$2,559
November	\$1,000	\$1,033	(\$33)
December	\$11,000	\$8,732	\$2,268
Total	\$105,000	\$66,566	\$38,434

Annual		
Expenses:		
General Assessments (aka condo fees)		\$14,846
Capital Reserve Assessment		\$2,384
Rental Commission (64/36 split)		\$37,800
Travel Agent Commission		\$2,000
Maid Fees		\$147
Property Taxes		\$5,789
Personal Property Insurance		\$600
Electric Expense		\$1,400
Replace Gas Grill	\$400	
New Blinds	\$260	
Repair Heater	\$450	
Repair Bathtub	\$90	
Replace Closet Door	\$400	
Total Unit Maintenance (Typical)		\$1,600

Total Annual Expenses

\$66,566

These figures are based loosely on the past history of Antlers rentals. They assume about three weeks of owner usage per year. There is absolutely no guarantee that future operations will be similar to past performance.

No financial decisions should be made on the basis of these figures.