TOWNESQUARE CONDOS AT THE LODGE OF GRANBURY

PROJECTED GROSS PROFIT AFTER HOA AND PROPERTY TAX EXPENSE

INCOME:	MONTHLY	ANNUALY
RENTAL INCOME AT 100%	$ 47,750	$ 573,000
LATE CHARGES	$ 200	$ 2,400
PET RENT	$ 100	$ 1,200
20 CARPORT RENTAL SPACES	$ 900	$ 10,800
TOTAL GROSS POTENTIAL	$ 48,950	$ 587,400
EXPENSES:		
HOA ASSESSMENTS INCLUDES:		
WATER AND SEWER		
TRASH REMOVAL		
CABLE TELEVISION		
HI SPEED INTERNET		
PROPERTY INSURANCE		
LANDSCAPING		
POOL MAINTENANCE AND SUPPLY		
EXTERIOR BUILDING MAINTENANCE		
GYM, CLUB ROOM AND LOBBY UPKEEP		
ALL GROUNDS AND DOCK UPKEEP		
HOA ADMINISTRATION AND ACCOUNTING		
HOA TOTAL MONTHLY ASSESSMENTS	$ (13,160)	$ (157,920)
PROPERTY TAX EXPENSE (2025)	$ (6,772)	$ (81,264)
GROSS POTENTIAL AFTER HOA AND PROP TAXES		$ 348,216
INTERIOR UNIT EXPENSE TBD		
VACANCY		$ -
ELECTRICITY FOR VACANT UNITS		$ -
MANAGEMENT/LEASING		$ -
MAINTENANCE PERSONNEL		$ -
MAKE READY AND MAINTENANCE SUPPLY		$ -
GENERAL LIABILITY POLICY		$ -
ADVERTISING AND WEB SITE MAINTENANCE		$ -

Because the sale of the 27 condos may involve more than one buyer, the interior unit expenses could vary significantly and are therefore at the discretion of the buyer(s)