









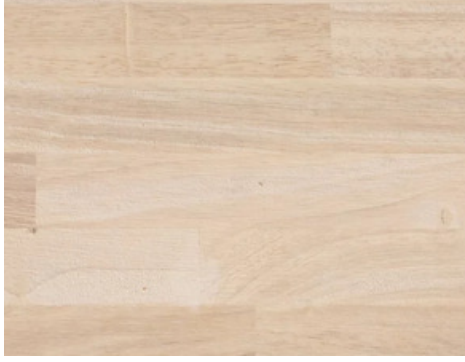


FINISHINGS

SHOWER TILE



COUNTERTOPS



FLOORING



INVESTOR OPERATING RENTAL PRO FORMA

Pro Forma	1-Bedroom	2-Bedroom	3-Bedroom
Gross Potential Revenue	\$56,636.00	\$100,604.00	\$121,753.00
Vacancy	\$(13,309.46)	\$(40,241.60)	\$(52,353.79)
Effective Gross Rev.	\$43,326.54	\$60,362.40	\$69,399.21
Property Taxes & HOA Fees	\$(4,880.00)	\$(5,400.00)	\$(6,700.00)
Insurance	\$(4,200.00)	\$(5,000.00)	\$(5,500.00)
Utilities	\$(2,600.00)	\$(3,575.00)	\$(4,754.75)
Repairs & Maintenance	\$(1,386.45)	\$(1,931.60)	\$(2,220.77)
Reserves	\$(866.53)	\$(1,207.25)	\$(1,387.98)
NET INCOME	\$29,393.56	\$43,248.56	\$48,835.70

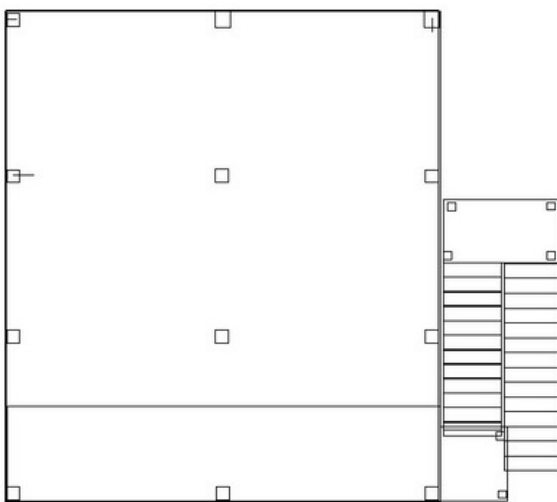
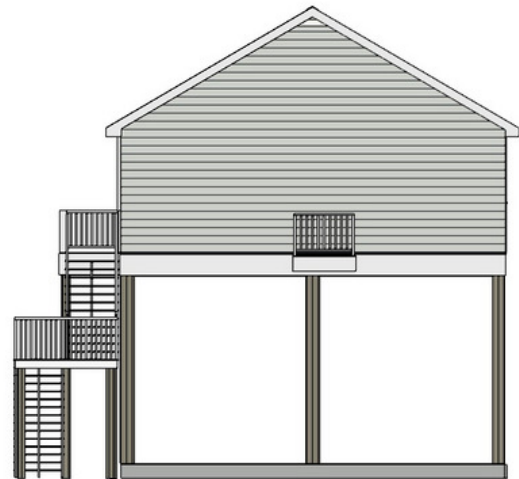
Rental Comparables	Bed	Bath	ADR	Occupancy	Revenue	Days Avail.
Pet Friendly 2021 Stylish 1BR	1	1	\$171	88%	\$24,100	161
New Stylish 1BR Tiny House	1	1	\$149	65%	\$23,500	240
2 BR 2 BA Beach House	2	2	\$323	51%	\$31,000	188
Reel 'Em Inn	2	2	\$241	69%	\$54,500	329
Hannah Cabanna	3	2	\$524	36%	\$55,600	295
Joyful House	3	2	\$244	78%	\$69,900	365

* Pro Forma based on 365 available days per year

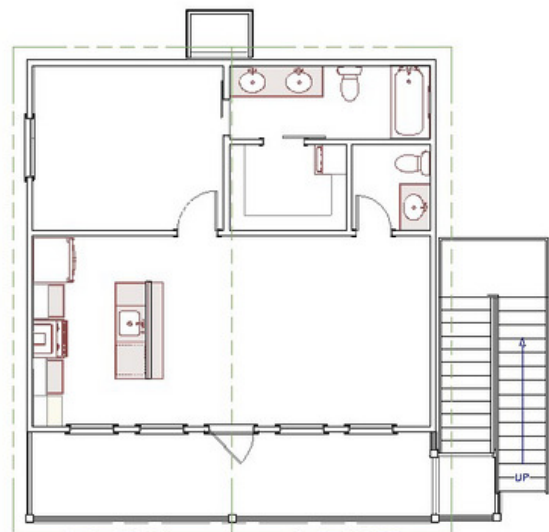
*All comparable rentals and data have been obtained directly from AirDNA.com

*All operating expenses are estimates and should be investigated independently from these projections

1-BEDROOM FLOORPLAN

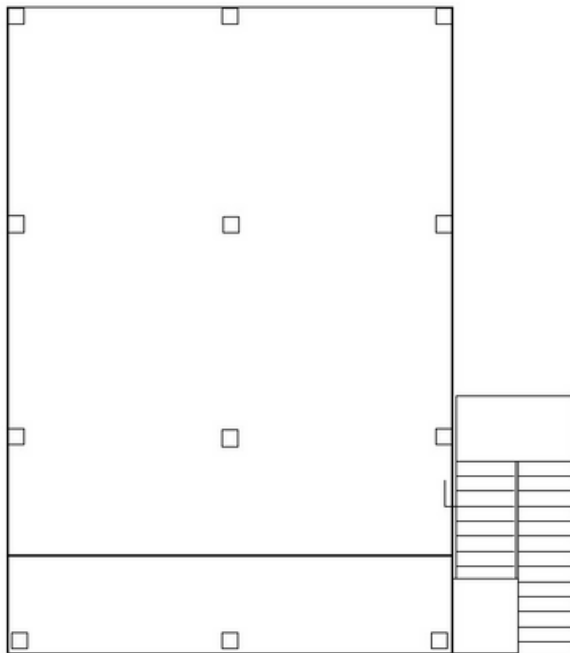


Ground Floor

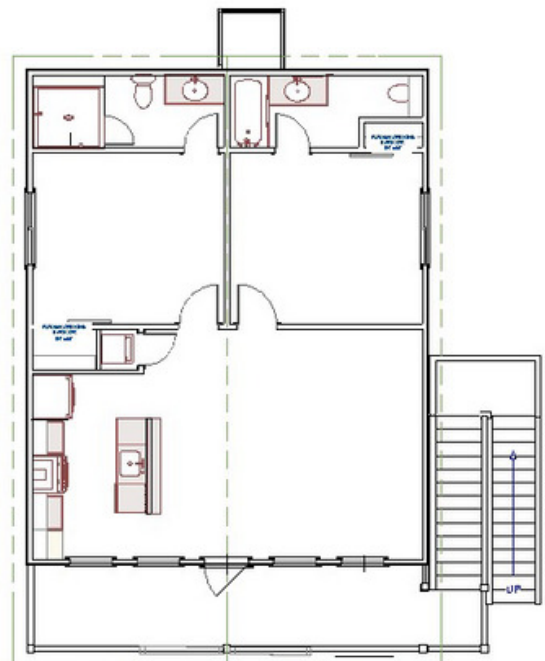


1st Floor

2-BEDROOM FLOORPLAN

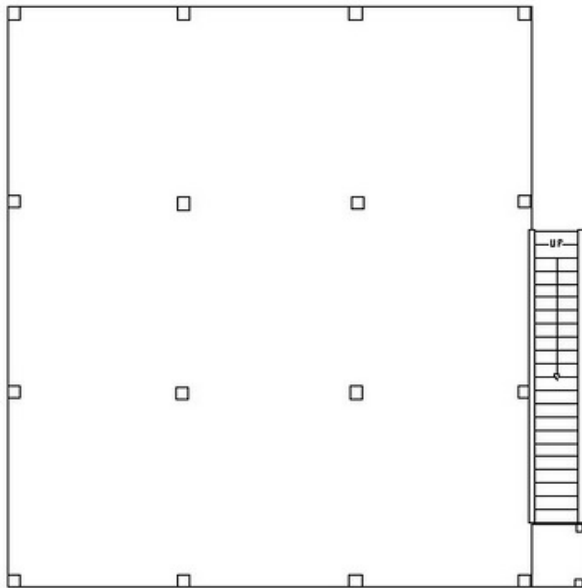


Ground Floor

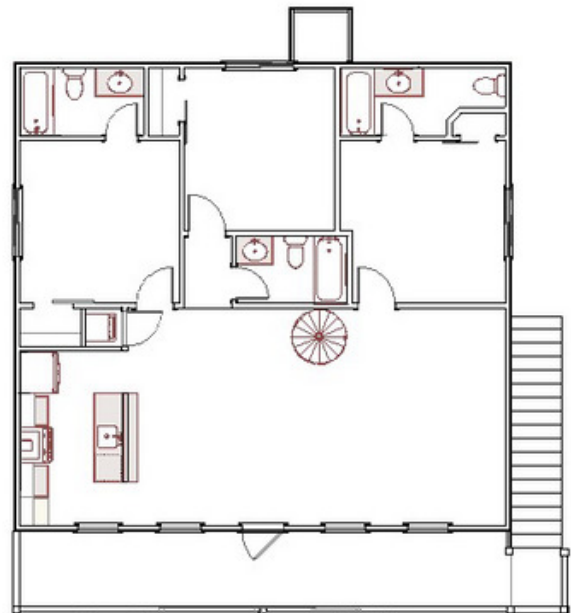


1st Floor

3-BEDROOM FLOORPLAN



Ground Floor



1st Floor

EXTERIOR PAINT COLOR OPTIONS

Comfort Grey



Hale Navy



Montpelier



Quicksilver



Phase 1	
Lot #	Exterior Color
14	Comfort Grey
15	Montpelier
16	Quicksilver
17	Hale Navy
18	Comfort Grey
19	Montpelier
37	Hale Navy
38	Comfort Grey
39	Montpelier
40	Quicksilver
41	Hale Navy
42	Comfort Grey
43	Montpelier
44	Quicksilver
45	Hale Navy
46	Comfort Grey

Phase 2	
Lot #	Exterior Color
8	Quicksilver
9	Hale Navy
10	Comfort Grey
11	Montpelier
12	Quicksilver
13	Hale Navy
47	Montpelier
48	Quicksilver
49	Hale Navy
50	Comfort Grey
51	Montpelier
52	Quicksilver
53	Hale Navy
54	Comfort Grey
55	Montpelier
56	Quicksilver

Phase 3	
Lot #	Exterior Color
1	Montpelier
2	Quicksilver
3	Hale Navy
4	Comfort Grey
5	Montpelier
6	Quicksilver
7	Hale Navy
57	Hale Navy
58	Comfort Grey
59	Montpelier
60	Quicksilver
61	Hale Navy
62	Comfort Grey
63	Montpelier
64	Quicksilver
65	Hale Navy
66	Comfort Grey

Phase 4	
Lot #	Exterior Color
20	Comfort Grey
21	Montpelier
22	Quicksilver
23	Hale Navy
24	Comfort Grey
25	Montpelier
26	Quicksilver
27	Montpelier
28	Quicksilver
29	Hale Navy
30	Comfort Grey
31	Montpelier
32	Quicksilver
33	Hale Navy
34	Comfort Grey
35	Montpelier
36	Quicksilver

FINISH PAINT COLOR OPTIONS

Interior Paint Color Options:

Comfort Grey SW



Agreeable Grey SW



Light French Grey SW



Alabaster SW



Floor Stain Color Options:

Grey



Weathered Oak



Smoke Grey



Espresso



Kitchen Cabinet Color Options:

White



Grey

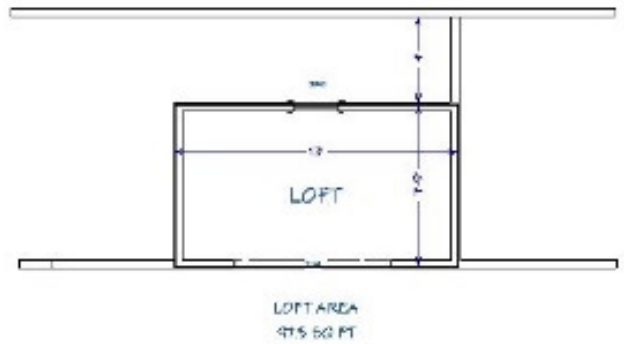
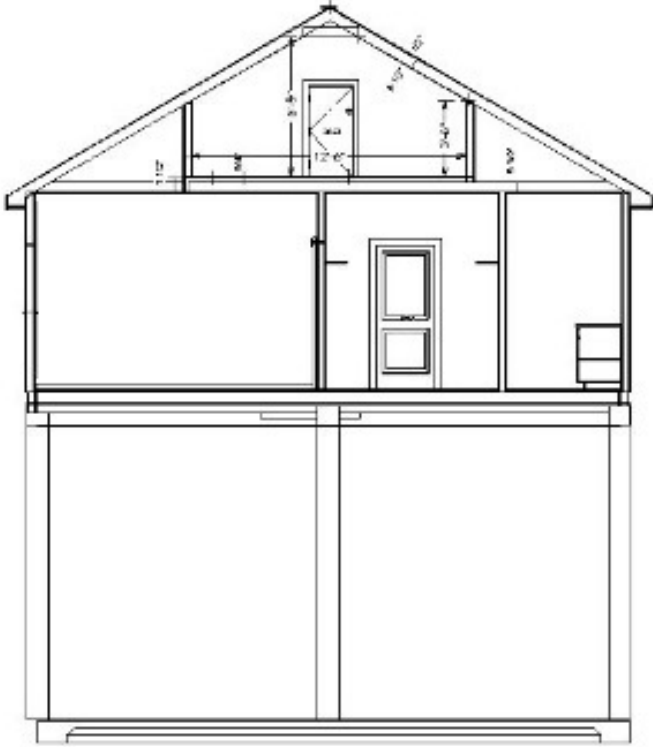


Espresso

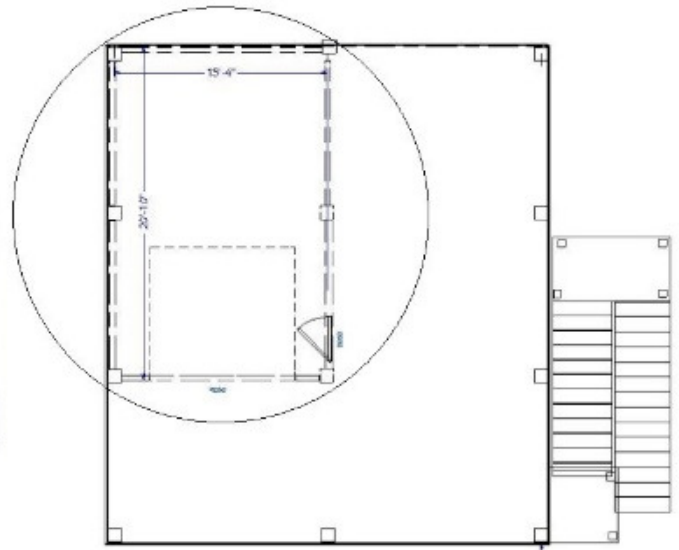


1-BEDROOM UPGRADE OPTIONS

Optional Upgrade Loft Floor Plan

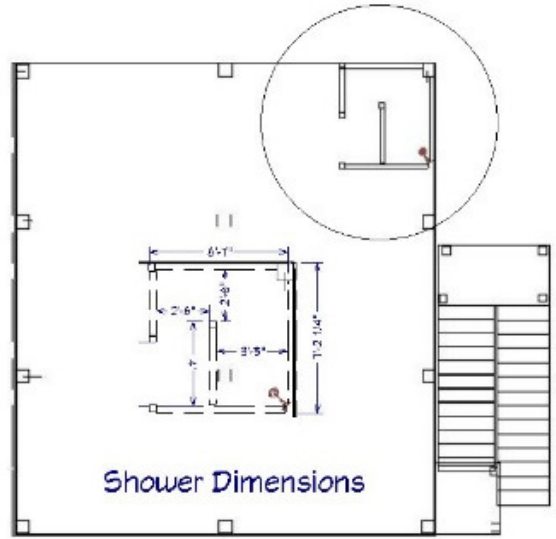


Optional Upgrade Garage

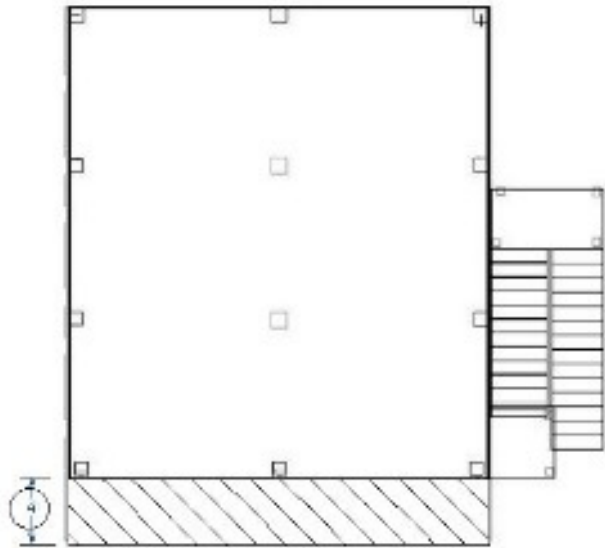


1-BEDROOM UPGRADE OPTIONS

Optional Upgrade Shower

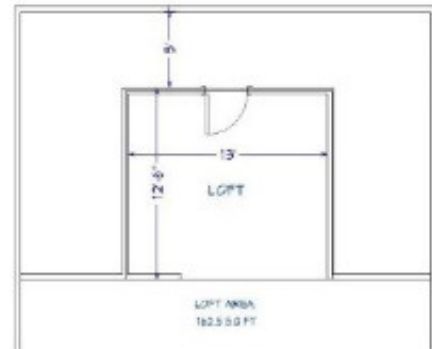
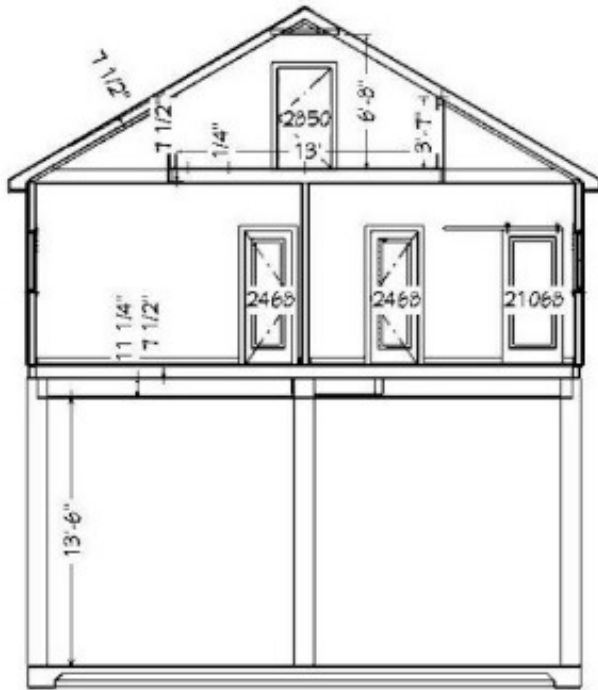


Optional Upgrade Deck Extension

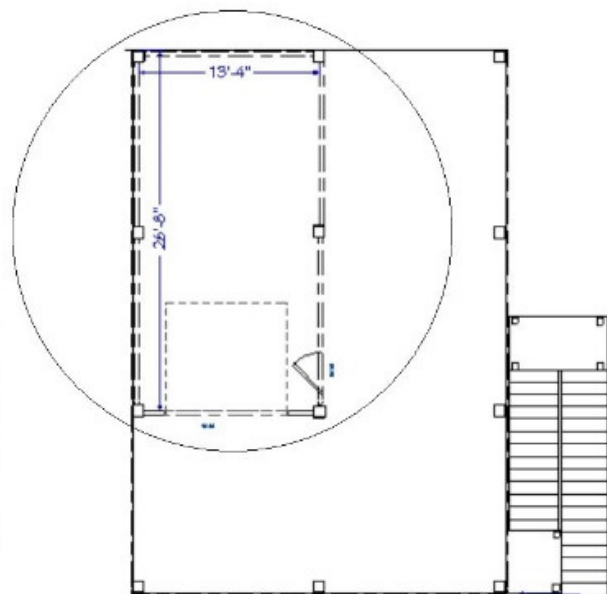


2-BEDROOM UPGRADE OPTIONS

Optional Upgrade Loft Floor Plan

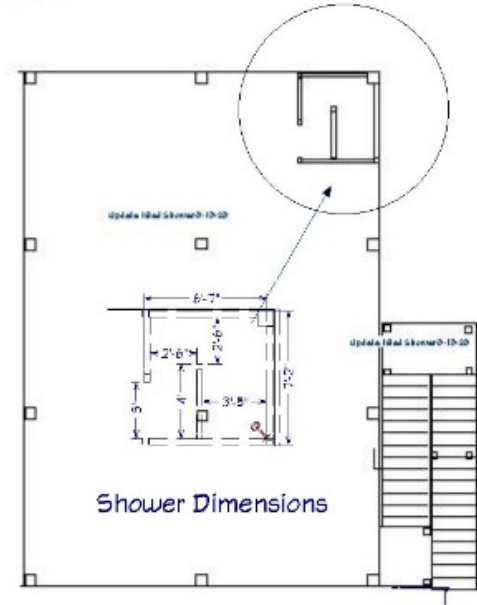


Optional Upgrade Garage

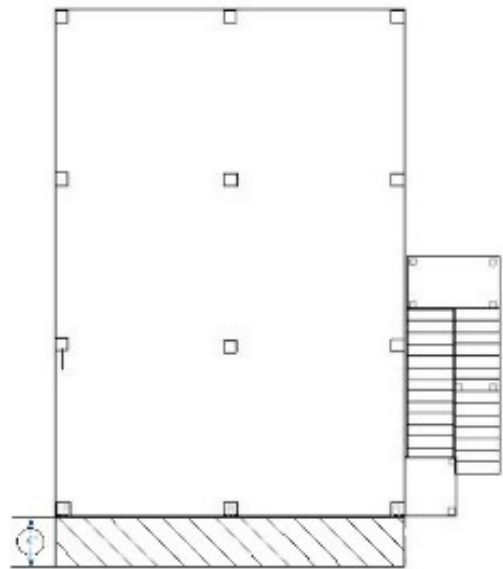


2-BEDROOM UPGRADE OPTIONS

Optional Upgrade Shower

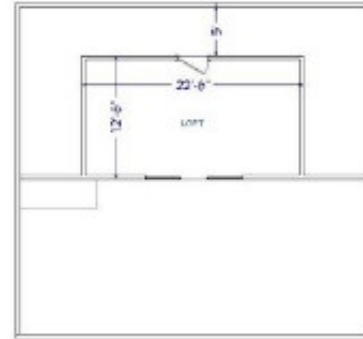
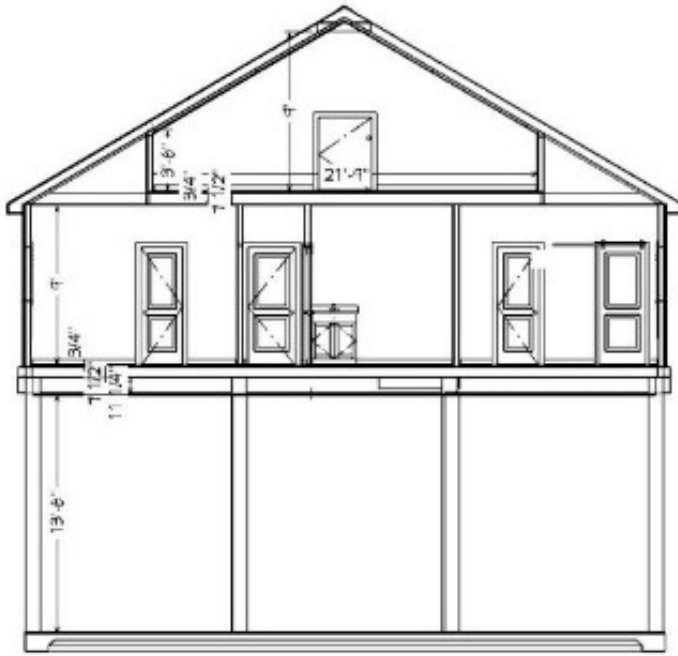


Optional Upgrade Deck Extension



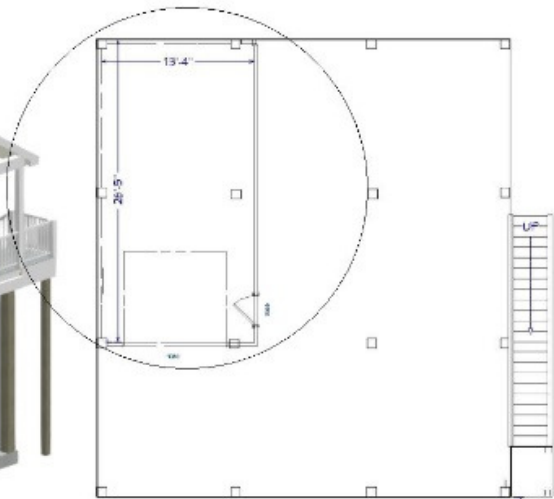
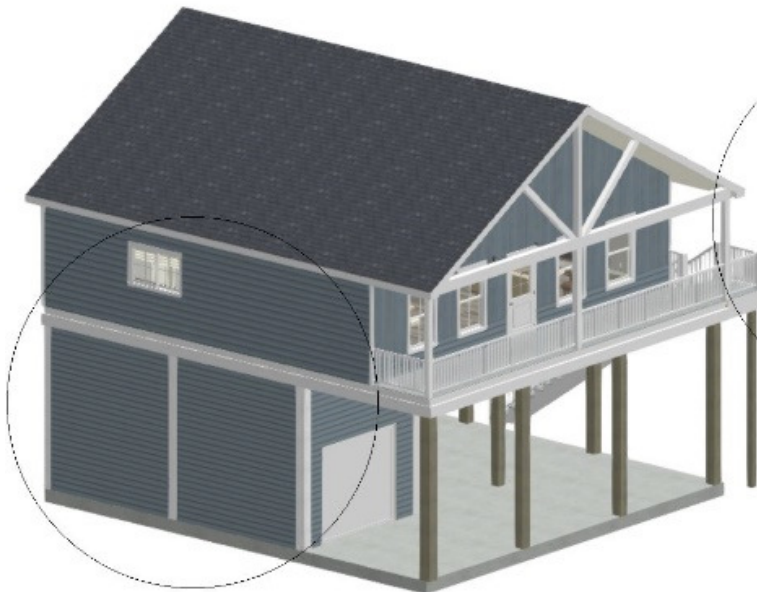
3-BEDROOM UPGRADE OPTIONS

Optional Upgrade Loft Floor Plan



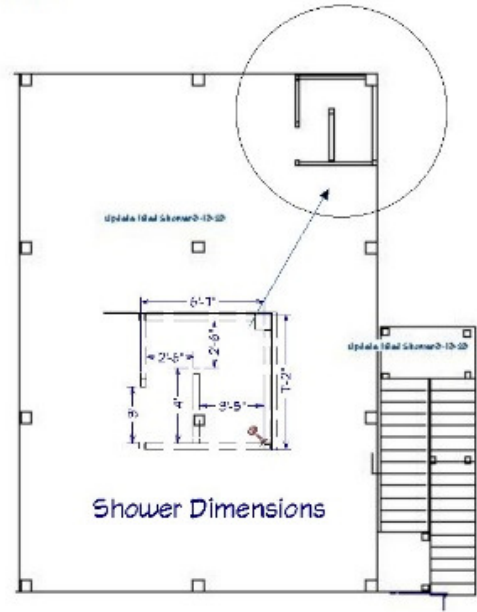
LIVING AREA
38.50 SF

Optional Upgrade Garage

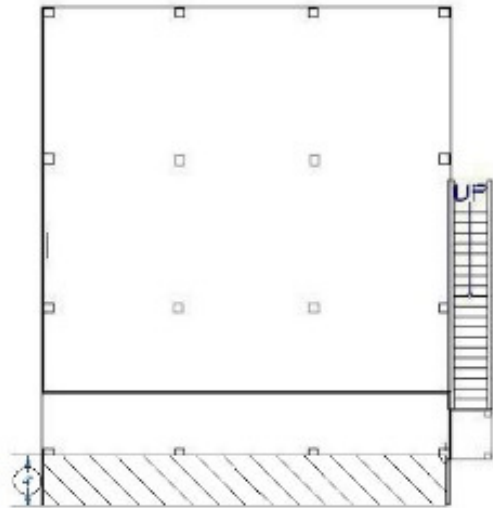
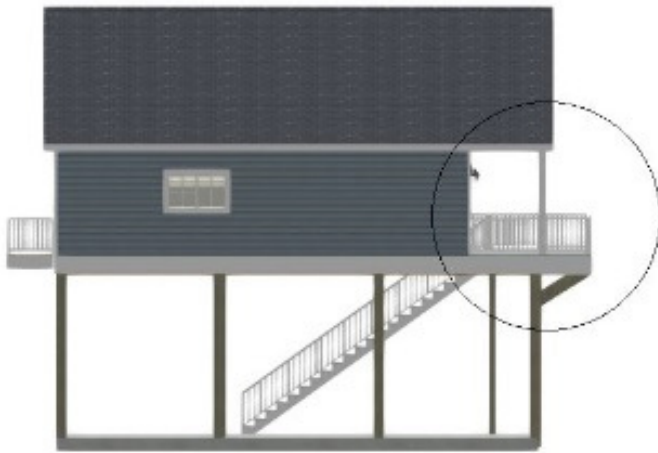


3-BEDROOM UPGRADE OPTIONS

Optional Upgrade Shower



Optional Upgrade Deck Extension



STRUCTURAL MATERIALS DETAIL

Utilities	
Power	200-AMP Panel
Water	Municipal
Sewer	Municipal
Foundation	
Pilings	10"x10"x28'
Concrete	Slab on Grade
Driveway	Gravel
Framing	
Peremeter Base	2"x12" Pressure Treated
Floor Trusses	2"x10" Pressure Treated
Floor Perimeter	2"x10" Pressure Treated
Deck Trusses	2"x8" Pressure Treated
Stair Stringer	2"x12" Pressure Treated
Steps	2"x12" Pressure Treated
4x4 Deck Post	4"x4" Pressure Treated
Staircase Platform Frame	2"x6" Pressure Treated
Staircase Platform Top	2"x6" Pressure Treated
Hand Rail	5/4" x 6" Pressure Treated
Ballusters	2"x2" Pressure Treated
Deck	5/4" x 6" Pressure Treated
Deck Columns	6"x6" Pressure Treated
Porch Beam	2"x12" Pressure Treated
Floor Decking	3/4" OSB
Wall Material - 1st Floor	
Walls	2"x4" Pre Cut Fur
Gable Studs	2"x4"
Bottom & Top Plate	2"x4"
YP-Utility	2"x4"

STRUCTURAL MATERIALS DETAIL CONTINUED..

Header Material	
Header Material	2"x12" #2YP
Plywood for Headers	4'x8' CDX OSB
Roof rafters/ceiling joists	
Ridge	2"x10"
Rafters	2"x6"
Fascia Frame	2"x4"
Strapping	
Ties	Simpson Strong Tie 16GA
Clips	H2.5 Clips Boxes 100 Box
Wall Sheeting	
Zipp Panel	4'x8'
Tape	Zipp Panel Tape
Window Tape	Window Flashing
Exterior Finish	
Fascia Board	1"x6" Hardi or like kind
Hardi Soffit	4'x8' Hardi Soffit or like kind
Perforated Soffit	1/4"x16" Perforated Hardi Soffit or like kind
Trim	1"x4" Hardi Trim or like kind
Trim	1"x2" Hardi Trim or like kind
Siding	1"x8" Hardi Siding or like kind
Door Trim	2"x6" Hardin Trim or like kind
Windows/Doors	
Windows	Vinyl High Impact Windows
Doors	High Impact Front Door
Roofing	
Roof Shingles	30-yr Architectural Shingle
Roof Deck	4'x8' OSB
Underlayment	Synthetic Felt Paper

INTERIOR FINISH DETAIL

Electrical	
Recessed Can Light	4" Low Profile Recessed LED Ceiling Light
Exterior Light	Marine Bulkhead Wall Lamp
Ceiling Fan	Ceiling Fan with Light Kit
Plumbing	
Bath Tub	5' Rectangular Alcove Bathtub
Bathroom vanity (32"-84")	Varying Size Bathroom Vanity Based on Floor Plan
Bathroom faucet	4 in.- 8in. Centerset 2-Handle High-Arc Bathroom Faucet in Matte Black
Toilet	2-Piece 1.28 GPF High Efficiency Single Flush Round Toilet in White
Tub/Shower faucet kit	Single-Handle Tub/Shower Head Set Matte Black
Kitchen sink	Undermount Stainless Steel 23" Single Bowl Kitchen Sink
Kitchen faucet	Single-Handle Pull-Down Sprayer Kitchen Faucet in Matte Black
Garbage disposal	Legend Series 1/2 HP Continuous Feed Garbage Disposal
Water Heater	38 Gal. Short 4500/4500-Watt Elements Electric Tank Water Heater
Mechanical	
HVAC	2-3 Ton minimum 14 SEER Air Conditioner Split System
Insulation	
Ceiling Insulation	Open Cell Foam Insulation
Wall Insulation	R-13 Single Faced Fiberglass Roll Insulation
Floor Insulation	Open Cell Foam Insulation
Interior Wall Finish	
Drywall	1/2" Sheetrock Board
Ship Lap Accent Wall	9/16"x5.25" Nickel Gap Ship Lap Pine
Shower walls	Subway Tile
Paint/Stain	
Interior Paint	Sherwin Williams or Benjamin Moore
Exterio Paint	Sherwin Williams or Benjamin Moore
Interior Floor	2"x6" Tongue and Groove Pine Wood Stained and Sealed

INTERIOR FINISH DETAIL CONTINUED..

Interior Doors and Hardware	
Door	2-Panel Round Top Composite Single Prehung Interior Door
Door Handle	Round Trim Matte Black Door Handle
Barn Door Hardware	Matte Black Strap Sliding Barn Door Hardware Track with Pull
Base and Casing	
Baseboard & Casing	1"x4" Furring Strip Board
Cabinets	
Kitchen Cabinets	Liberty Shaker Procraft Cabinetry
Kitchen Shelves	Metal and Butcher Block Upper Shelving
Counters	
Kitchen Counters	Hevea Butcher Block Wood
Mirrors	
Bathroom Mirror	Varying In Sizes Based on Vanity
Appliances	
Range	30" 5.3 cu. ft. Electric Range in Stainless Steel
Hood Vent	30" Wall Mount Range Hood Stainless Steel, Push Control and LED
Fridge	36" +/- Standard Depth Side by Side Refrigerator Stainless Steel
Dishwasher	24" Stainless Steel Dishwasher

CONTACT US



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