Projected Rental Returns - Apartments, Harmony Bay Resort and Spa

Rental Projection studio sleeps two Example Price (Assumes £1 = 2.32 TL) £39,900

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	Year 1	Year 2	Year 3
Average Room Rate	£30	£35	£40
Occupancy %	70%	75%	80%
Occupancy Days	126	135	144
Gross Annual Income	£3,780	£4,725	£5,760
Projected Net Operating Costs (20%)	£756	£945	£1,152
Projected Net Operating Profit (80%)	£3,024	£3,780	£4,608
Owner Share 90%	£2,722	£3,402	£4,147
Owner Expenses			
Communal Fee (Estimated)?	£400	£400	£400
Net Owner Income	£2,322	£3,002	£3,747
Projected Yield	5.82%	7.52%	9.39%

Rental Projection one bed apt sleeps 2 to 3 Example Price (Assumes £1 = 2.32 TL) £49,900

Average Room Rate	£35	£40	£45
Occupancy %	70%	75%	80%
Occupancy Days	126	135	144
Gross Annual Income	£4,410	£5,400	£6,480
Projected Net Operating Costs (20%)	£882	£1,080	£1,296
Projected Net Operating Profit (80%)	£3,528	£4,320	£5,184
Owner Share 90%	£3,175	£3,888	£4,666
Owner Expenses			
Communal Fee (Estimated)?	£500	£500	£500
Net Owner Income	£2,675	£3,388	£4,166
Projected Yield	5.36%	6.79%	8.35%

Rental Projection Two bed apt sleeps 4 to 5 Example Price (Assumes £1 = 2.32 TL) £59,900

Average Room Rate	£45	£50	£55
Occupancy %	70%	75%	80%
Occupancy Days	126	135	144
Gross Annual Income	£5,670	£6,750	£7,920
Projected Net Operating Costs (20%)	£1,134	£1,350	£1,584
Projected Net Operating Profit (80%)	£4,536	£5,400	£6,336
Owner Share 90%	£4,082	£4,860	£5,702
Owner Expenses			

Communal Fee (Estimated)?	£800	£800	£800
Net Owner Income	£3,282	£4,060	£4,902
Projected Yield	5.48%	6.78%	8.18%