



BUYING YOURSELF VERSUS BUYING FRACTIONAL

BUYING YOURSELF	
Beginning Costs	USD
Apartment Price	708,750
Closing Costs	51,570
Renovation	141,750
Furnishing	101,250
Total Beginning Costs	1,003,320
Amount Borrowed	533,250
Cash Needed	470,070
Operating Costs	
Mortgage (€395000)	45,133
Property Tax	1,620
Insurance	675
Telephone/Cable	1,890
Building Charges	1,890
Management	1,620
Cleaning	4,050
Annual Dues	0
Total Operating Costs	56,878
Income	
Assuming 4 weeks owner use, 65% occupancy, and €1000/wk rent	42,120
Rental Commissions (40%)	-16,848
Net Rental Income	25,272
Annual Cost	
Total Annual	31,606
Cost Per Night Assuming 4 weeks owner occupancy	1,129

BUYING FRACTIONAL	
Beginning Costs	USD
Fractional Price	121,500
Closing Costs	incl
Renovation	incl
Furnishing	incl
Total Beginning Costs	121,500
Amount Borrowed	
Cash Needed	121,500
Operating Costs	
Mortgage	0
Property Tax	incl
Insurance	incl
Telephone/Cable	incl
Building Charges	incl
Management	incl
Cleaning	incl
Annual Dues	1,728
Total Operating Costs	1,728
Income	
Assuming 4 weeks owner use	0
Rental Commission	0
Net Rental Income	0
Annual Cost	
Total Annual	1,728
Cost Per Night Assuming 4 weeks owner occupancy	62

