

Equivalent Monthly "Rental Rates"

Purchase Price	Current Rent	\$100,000		\$200,000		\$250,000		\$300,000		\$350,000		\$400,000	
		3%	5%	3%	5%	3%	5%	3%	5%	3%	5%	3%	5%
Interest Rate													
Principal & Interest		\$422	\$537	\$843	\$1,074	\$1,054	\$1,342	\$1,265	\$1,610	\$1,476	\$1,879	\$1,686	\$2,147
Wind Insurance (\$2000)		\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167
Flood Insurance (\$2000)		\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167
Fire Insurance (\$1500)		\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125
Property Taxes (\$1250)		\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104
Electricity		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Total Market "Rent"	\$1,200	\$1,184	\$1,299	\$1,606	\$1,836	\$1,817	\$2,105	\$2,027	\$2,373	\$2,238	\$2,641	\$2,449	\$2,910
Tax Cost to District (if "Fair Market Rent" is taxable pay)													
7.65% FICA Tax	\$92	\$91	\$99	\$123	\$140	\$139	\$161	\$155	\$182	\$171	\$202	\$187	\$223
4.23% W/C Tax	\$51	\$50	\$55	\$68	\$78	\$77	\$89	\$86	\$100	\$95	\$112	\$104	\$123
Tax Cost to Chief (if "Fair Market Rent" is taxable income)													
7.65% FICA Tax	\$92	\$91	\$99	\$123	\$140	\$139	\$161	\$155	\$182	\$171	\$202	\$187	\$223
10% W/H Tax	\$120	\$118	\$130	\$161	\$184	\$182	\$210	\$203	\$237	\$224	\$264	\$245	\$291
Total Tax Costs	\$354	\$350	\$384	\$474	\$542	\$536	\$621	\$599	\$701	\$661	\$780	\$723	\$859
Annual Costs (Incl Taxes)	\$18,652	\$18,405	\$20,196	\$24,959	\$28,539	\$28,235	\$32,712	\$31,512	\$36,884	\$34,788	\$41,057	\$38,065	\$45,229

Assumptions:

- 1) The annual insurance numbers are guesstimates and are likely high (depends on specific location on the island)
- 2) Included 1/4th of overall property taxes; if the District owned the property, there would be no taxes but the loss to the District's budget would be about 1/4th of the total annual amount (and 1/12 of just the Fire AV and SA estimate is the number in the above property tax calculation)
- 3) **The Chief's Federal Withholding Tax rate is held constant at 10% (but likely would increase to 25% or higher, the higher the imputed market rent, since it would be pushing his income into a higher marginal tax bracket)**
- 4) The District is not allowed to enter into a 30-year mortgage but a similar term "lease-purchase" would have similar costs to the District **AND WOULD PROBABLY REQUIRE A VOTER REFERENDUM**

5) Various properties currently for sale on North Captiva Island (12 homes on Zillow.com on 19 Jun 16, priced \$229K-\$400K):

\$229,000 Condo	Sold \$210K/5-27	www.zillow.com/homedetails/528-Coral-Cir-Captiva-FL-33924/45395132_zpid/
\$295,000 Townhouse		www.zillow.com/homedetails/4491-Escondido-Ln-STE-76-Captiva-FL-33924/45395120_zpid/
\$310,969 House		www.zillow.com/homedetails/181-White-Pelican-Dr-Captiva-FL-33924/52885022_zpid/
\$348,000 House		www.zillow.com/homedetails/4500-Cutlass-Dr-Captiva-FL-33924/45395059_zpid/
\$349,000 House		www.zillow.com/homedetails/4480-Seagrape-Bend-Dr-Captiva-FL-33924/45395080_zpid/
\$354,900 Townhouse		www.zillow.com/homedetails/4481-80-Escondido-Ln-80-Captiva-FL-33924/2100977879_zpid/
\$355,000 House		www.zillow.com/homedetails/4561-Conch-Shell-Dr-Captiva-FL-33924/45395052_zpid/
\$362,000 Townhouse		www.zillow.com/homedetails/360-Townhouse-Ln-STE-57-Captiva-FL-33924/45395101_zpid/
\$365,000 House		www.zillow.com/homedetails/4440-Smugglers-Dr-Captiva-FL-33924/50920595_zpid/
\$369,000 House		www.zillow.com/homedetails/4481-Butterfly-Shell-Dr-Captiva-FL-33924/89861237_zpid/
\$369,500 House		www.zillow.com/homedetails/4521-Hidden-Ln-Captiva-FL-33924/54920021_zpid/
\$379,000 House		www.zillow.com/homedetails/4570-Cutlass-Dr-Captiva-FL-33924/45395060_zpid/