

Proposed Rates & Revenues of 131 Rental Spaces:

5 Cabins @ \$60 / Day = \$300
35 Premium Sites @ \$85 / Day = \$2,975
55 Standard Sites @ \$65 / Day = \$3,575
35 Camp Sites @ \$25 / Day = \$875

Total Gross = \$7,725 Per Day

30 days @ \$7,725 = \$231,750 Per Month

High Season occupancy @ 90% = \$208,575 x 5 months = \$1,042,875
Low Season occupancy @ 30% = \$69,525 x 7 months = \$486,675

Gross Net Operating = \$1,079,550
70% to the Partnership = \$755,685

Estimated Annual Expenses

\$450,000

Payroll, Insurance, Advertising, Landscaping,
Electric, Water, Taxes & Misc.

up to **20% APR**

Cash in Cash Out
70% Ownership
of 30 Acres

Don't let it get away!

Total Capital Raise for Resort: \$3,000,000

Projected rate of return based on posted retail rates and occupancy. Discounts and posted retail rates for Extended Stay, Groups and Special Events as well as general occupancy fluctuations may impact projected returns.