

Adventure 3 Marina LLC

Cash Flow Projection

Income

Sales of Product Income

Fuel	285,000
C-Store	20,000
Boat Slip Rental Main Dock	66,000
Gas Dock & Slip Rental	65,000
Side Dock Lease	5,400
AirBnb Vacation Rental	55,000
3-Bedroom Rental Home	15,000
2-Bedroom Rent Home	10,200
RV sites x 3	16,200
Shop Lease	18,000
Office Space	4,800
Boat and Trailer Storage (ABR)	8,400
Boat and Trailer Storage Other	7,800

Total Income

576,800

Cost of Goods Sold

Fuel	212,750
C-Store	10,000
AirBnb Vacation Rental	13,750

Total Costs of Goods Sold

236,500

Gross Profit

340,300

Expenses

Repairs and Maintenance	5,500
Grounds Maintenance	1,250
Real Estate Taxes	10,429
Insurance (General Liability & Hazard)	11,550
Utilities (Electric, Internet, Trash)	5,950

Total Expenses

34,679

Net Operating Income

305,621