

Forecasted Schedule of P&L for future Owner

The Inn at Priest Lake, Coolin, Idaho
Motel, RV Park, Restaurant, Bar/Lounge/Storefronts Bldg on 6.2 Acres
5310 Dickensheet Road, Coolin, ID 83821

Income:

Approx \$450,000

Averaged \$450,000 last few years, expect higher in 2026, was \$481,718 in 2023 and this year have full housekeeping staff to increase available occupancy

Expenses:

Approx \$116,496

Payroll, \$4,854 latest bimonthly payroll in season x 24 payroll periods equals \$116,496/yr, season is June thru Sept, off season will be much lower payroll. Payroll is for full staffing, owners do not work at property, if future owners participate then payroll will be even lower.

Approx \$38,216

**Taxes and Licenses: Property Tax \$7,413
State Sales Tax: \$23,290
Convention and Visitors Tax: \$7,513**

Approx \$19,868

Credit Card Fees

Approx \$21,900

Repairs & Maintenance, 2025 total

Approx \$9,165

Housekeeping Supplies

Approx \$2,672

Advertising

Approx \$63,894

Utilities in 2025: Elec entire property \$15,340, Propane \$18,583, Satellite TV \$7,049, Sewer District \$19,621, Dumpster \$3,301

Total Expenses: \$272,211

Income minus Expenses: \$177,789