

INCOME & EXPENSES

Annual Seller's Discretionary Earnings (SDE)

Gross Revenue		\$234,138
Less COGS		<u>(\$56,273)</u>
Gross Income		\$177,865
Less Expenses		
Wages	\$ 94,693	
Utilities	\$ 14,248	
Supplies	\$ 14,297	
Insurance	\$ 14,132	
Laundry/Security/Labor	\$ 7,716	
Other Expenses	<u>\$ 3,724</u>	
Total Expenses		\$ (148,810)
Net Operating Income (Bar Alone)		\$29,055
Rental Income (see below)		<u>\$ 22,800</u>
Net Operating Income (incl rental income)		\$ 51,855

Annual Rental Income Potential

# Units	Bdrm/Bath	Approx SF	Potential Rent/Mo.	Annual Rent
1	1/1	647	\$ 950.00	\$ 11,400.00
2	1/1	647	\$ 950.00	\$ 11,400.00
Potential Rent Income		1294	\$ 1,900.00	\$ 22,800.00