Projected Cash flow for 56 Malama Motel with 3 Commercial spaces & 8 Studio's

56 Ala Malama Street														
Kaukakakai, Hawaii 96748														
T. M. K. (2) 5-3-2: 81														
Sale Price Brand New Motel	$3,950,000													
Waiting for final inspection for Occupancy														
Land Area Fee Simple of 13,092 s.f.	$900,000													
Building Fully Furnished 3,776 s.f. Cost	$2,600.00													
46 new Solar Panels being stalled Cost	$330,000													
Commission 3%	$114,900													
		1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month	7th Month	8th Month	9th Month	10th Month	11th Month	12thMonth	
1st Floor #1 480 sq. x $3.00 mo. + RPT	vacant	1,440	1,440	1,440	1,440	1,440	1,440	1440	1,440	1,440	1,440	1,440	1,440	17,280
1st Floor #2 475 sq. x $3.00 mo. + RPT	vacant	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	17,100
1st Floor #3 525 sq. x $3.00 mo. + RPT	vacant	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	18,900
1st Floor Studio #4 $290 nite x 30 days		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
1st Floor Studio #5 @ $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
														262,080
Projecting 30 day a month cash flow														
2nd Floor Studio #1 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
2nd Floor Studio #2 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
2nd Floor Studio #3 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
2nd Floor Studio #4 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
2nd Floor Studio #5 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
2nd Floor Studio #6 $290 x 30 day		8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	104,400
														626,400
													Projected income	
													Vacancy 10%	88,848
													20% return	799,632

Solar Electric Zero

Water RPT Insurance CAM