

SALONS & STUDIOS

SALONS AND STUDIOS STABLIZED PROJECTION
2421 CORAL COURT #2, CORALVILLE, IOWA

CASH FLOW BEFORE TAXES

\$ 488,800	Optimal Revenue
\$ (12,220)	Vacancy (2.5% Optimal Revenue)
<u>\$ 476,580</u>	Projected Revenue
\$ 2,400	Internet
\$ 8,671	Energy Utility
\$ 2,633	Water Utility
\$ 1,614	Insurance
\$ 245,472	Base Rent / Mortgage Note
\$ 38,355	Property Tax, Common Areas Maintenance
\$ 7,500	Capital Reserves
\$ 7,000	Room Build Outs
\$ 4,530	Professional Fees
\$ 9,350	Other (advertising, repairs, supplies,etc)
\$ 327,525	Projected Expenses
\$ 149,055	Projected Annual Profit

SALONS & STUDIOS

SUPPORTING INFORMATION

REVENUE

	Weekly Rate	# of Rooms	
Single Rooms	\$ 225	19	\$ 4,275
Double Rooms	\$ 375	8	\$ 3,000
Triple Rooms	\$ 425	5	\$ 2,125
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			\$ 9,400
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			52 weeks per year
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			\$ 488,800 Optimal Revenue

EXPENSES

Energy Based on Salons Utica Ridge of 7,700 sf
2022-2023

November	\$ 634.04
December	\$ 552.39
January	\$ 651.99
February	\$ 945.28
March	\$ 878.56
April	\$ 673.26

6 Months \$ 4,335.52
x

 2 Periods in a year
\$ 8,671.04

RENT

per lease
7671 sf
\$32 psf

\$245,472

Water
2022-2023

November	\$ 190.13
December	\$ 238.36
January	\$ 190.13
February	\$ 215.33
March	\$ 235.75
April	\$ 246.65

Based on Salons Utica of 7,700 sf

6 Months \$ 1,316.35
x

 2 Periods in a
\$ 2,632.70

CAM's

per lease
7671 sf
\$5 psf

\$38,355