

Budgetel Inn & Suites (Messer)

5101 Messer Airport Hwy, Birmingham, AL35212

3 Year Pro Forma

Fiscal Year:	<u>Year-1</u>	<u>Year-2</u>	<u>Year-3</u>
No. of Rooms:	146	146	146
Occupancy:	78.3%	84.6%	91.8%
Average Rate:	\$69.90	\$75.60	\$82.80
REVENUE			
Rooms	\$ 2,916,652	\$ 3,408,301	\$ 4,050,594
Food	\$ -		
Beverage	\$ -	\$ -	\$ -
Telephone		\$ -	\$ -
Other Income (Rest Lease, Laudnry, Pet fee)	\$ 131,249	\$ 149,965	\$ 174,176
Total	\$ 3,047,902	\$ 3,558,266	\$ 4,224,770
VARIABLE OPERATING EXPENSES			
Rooms (Hskpng, Frntdsk, supplies)	\$ 649,203	\$ 754,352	\$ 891,426
Food	\$ 4,354	\$ 5,083	\$ 5,868
Beverage	\$ -	\$ -	\$ -
Maintenance & contract services	\$ 146,299	\$ 170,797	\$ 202,789
Other	\$ 30,479	\$ 35,583	\$ 42,248
Total	\$ 830,335	\$ 965,815	\$ 1,142,331
FIXED OPERATING EXPENSES			
Administrative & General	\$ 188,970	\$ 220,612	\$ 257,711
Franchise Fees	\$ -	\$ -	\$ -
Sales & Commissions	\$ 42,671	\$ 53,374	\$ 67,596
Pool Maintenance	\$ 30,479	\$ -	\$ -
Utilities	\$ 304,790	\$ 352,268	\$ 414,027
Telephone & Internet	\$ 54,862	\$ 56,932	\$ 67,596
Cable TV, security	\$ 54,862	\$ 60,491	\$ 71,821
Merchant Expense	\$ 36,575	\$ 42,699	\$ 50,697
Human Resources	\$ -	\$ -	\$ -
Other/ Overhead/ Misc	\$ 121,916	\$ 138,772	\$ 160,541
Total	\$ 835,125	\$ 925,149	\$ 1,089,991
Operating Income	\$ 1,382,441	\$ 1,667,302	\$ 1,992,448
Property Taxes & Insurance	\$ 131,249	\$ 153,005	\$ 173,216
Amount available for Debt Service	\$ 1,251,192	\$ 1,514,296	\$ 1,819,233