

Cordele Extended Stay Hotel (Cordele)

2016 16th Ave E, Cordele, GA

3 Year Pro Forma

Fiscal Year:	% of		% of		% of	
	year-1		year-2		year-3	
No. of Rooms:	58		58		58	
Occupancy:	81.0%		83.4%		85.9%	
Average Rate:	\$53.10		\$54.69		\$56.33	
REVENUE						
Rooms	\$ 910,543		\$ 965,995		\$ 1,024,824	
Food	\$ -					
Beverage	\$ -		\$ -		\$ -	
Telephone			\$ -		\$ -	
Other Income	\$ -		\$ -		\$ -	
Total	\$ 910,543		\$ 965,995		\$ 1,024,824	
VARIABLE OPERATING EXPENSES						
Rooms (Hskpng, Frntdsk, supplies)	\$ 193,946		\$ 204,791		\$ 216,238	
Food	\$ 1,301		\$ 1,380		\$ 1,423	
Beverage	\$ -		\$ -		\$ -	
Maintenance & contract services	\$ 43,706		\$ 46,368		\$ 49,192	
Other	\$ 9,105		\$ 9,660		\$ 10,248	
Total	\$ 248,058		\$ 262,199		\$ 277,101	
FIXED OPERATING EXPENSES						
Administrative & General	\$ 56,454		\$ 59,892		\$ 62,514	
Franchise Fees	\$ -		\$ -		\$ -	
Sales & Commissions	\$ 12,748		\$ 14,490		\$ 16,397	
Pool Maintenance	\$ 9,105		\$ -		\$ -	
Utilities	\$ 91,054		\$ 95,633		\$ 100,433	
Telephone & Internet	\$ 16,390		\$ 15,456		\$ 16,397	
Cable TV, security	\$ 16,390		\$ 16,422		\$ 17,422	
Merchant Expense	\$ 10,927		\$ 11,592		\$ 12,298	
Human Resources	\$ -		\$ -		\$ -	
Other/ Overhead/ Misc	\$ 36,422		\$ 37,674		\$ 38,943	
Total	\$ 249,489		\$ 251,159		\$ 264,405	
Operating Income	\$ 412,996		\$ 452,638		\$ 483,318	
Property Taxes & Insurance	\$ 40,974		\$ 41,538		\$ 42,018	
Amount available for Debt Service	\$ 372,022		\$ 411,100		\$ 441,301	