

Owner & Operator Financials

Revenue (monthly)

| | | | |
|------------------------------|-------|-------------------|------------------------------------------------------------|
| Potential rent income | | \$ 13,000 | Total potential rent income if all are occupied and paying |
| Less: House Mentor | 1.0 | \$ (867) | Estimated House Mentor rent credit |
| Less: VSL Membership | | \$ (867) | VSL's monthly membership dues (the First Bed Contribution) |
| Less: vacancy factor | 18.0% | <u>\$ (2,340)</u> | Estimated rate of vacancy & uncollected rent |
| Total rent income | | \$ 8,927 | Actual earned revenue from rents |
| Additional revenue | | | |
| Intake fee income | | \$ 200 | Estimated intake fee income |
| Laundry service income | | \$ 125 | Revenue generated from on-site laundry |
| Donations/sponsorships | | \$ - | |
| Total Revenue | | \$ 9,252 | Total of rent income & additional revenue |

Expenses (monthly)

| | | | |
|-----------------------------|--|-----------------|--------------------------------------|
| Heating cost | | \$ 377 | |
| Electricity cost | | \$ 399 | |
| Water & sewer cost | | \$ 354 | |
| General liability insurance | | \$ 219 | |
| Urine drug screens | | \$ 239 | |
| Repairs & maintenance | | \$ 112 | |
| House supplies | | \$ 85 | |
| Internet & TV | | \$ 90 | |
| Trash disposal | | \$ - | |
| Print marketing materials | | \$ - | Input a desired budget for marketing |
| Administrative costs | | \$ - | Entity, legal, and tax filing |
| Mortgage payment | | \$ 1,945 | <i>Estimated</i> |
| Real Estate Tax | | \$ 635 | <i>If paid separately</i> |
| Property Insurance | | \$ 233 | <i>If paid separately</i> |
| Total Expenses | | \$ 4,687 | Total of all expenses |

| | | |
|-------------------|-----------------|-----------------------------|
| Net Income | \$ 4,565 | ← Profit after all expenses |
|-------------------|-----------------|-----------------------------|

DISCLAIMER: This analysis is based on estimates and is not a guarantee of future performance.

| Operating Data | Total | | Monthly | Weekly | |
|----------------------|-------------|----------------------------------------------------------|---------|--------|-----------|
| Private beds | 1 | Private Bed Rate | \$ 867 | \$ 200 | Estimated |
| Shared beds | <u>16</u> | Shared Bed Rate | \$ 758 | \$ 175 | Estimated |
| Total Beds | 17 | <i>Note: Monthly rate assumes 4.333 weeks per month</i> | | | |
| Vacancy rate | 18.0% | This is the vacancy figure used to estimate vacancy loss | | | |
| Occupied Beds | 13.9 | Average occupied beds, including House Mentor(s) | | | |