



Rental Revenue Estimates Garden Rapids at the Big Pool Project



Cabana Rentals (Mon-Thurs)

	Max Capacity	Hourly Cost	Max Hours/Day	Operating Days	Max Revenue	75% Revenue	50% Revenue
Open Rental Space	32	\$ 80.00	6	50	\$ 24,000.00	\$ 18,000.00	\$ 12,000.00
Semi-Private Small	10	\$ 50.00	18	50	\$ 45,000.00	\$ 33,750.00	\$ 22,500.00
Semi-Private Large	20	\$ 100.00	6	50	\$ 30,000.00	\$ 22,500.00	\$ 15,000.00
Subtotals					\$ 99,000.00	\$ 74,250.00	\$ 49,500.00

Cabana Rentals (Fri-Sun, Holidays)

	Max Capacity	Hourly Cost	Max Hours/Day	Operating Days	Max Revenue	75% Revenue	50% Revenue
Open Rental Space	32	\$ 100.00	6	33	\$ 19,800.00	\$ 14,850.00	\$ 9,900.00
Semi-Private Small	10	\$ 75.00	18	33	\$ 44,550.00	\$ 33,412.50	\$ 22,275.00
Semi-Private Large	20	\$ 125.00	6	33	\$ 24,750.00	\$ 18,562.50	\$ 12,375.00
Subtotals					\$ 89,100.00	\$ 66,825.00	\$ 44,550.00

Cabana Rentals (Mon-Thurs) Extra Hour

	Max Capacity	Hourly Cost	Max Hours/Day	Operating Days	Max Revenue	75% Revenue	50% Revenue
Open Rental Space	32	\$ 80.00	1	50	\$ 4,000.00	\$ 3,000.00	\$ 2,000.00
Semi-Private Small	10	\$ 50.00	3	50	\$ 7,500.00	\$ 5,625.00	\$ 3,750.00
Semi-Private Large	20	\$ 100.00	1	50	\$ 5,000.00	\$ 3,750.00	\$ 2,500.00
Subtotals					\$ 16,500.00	\$ 12,375.00	\$ 8,250.00

Cabana Rentals (Fri-Sun, Holidays) Extra Hour

	Max Capacity	Hourly Cost	Max Hours/Day	Operating Days	Max Revenue	75% Revenue	50% Revenue
Open Rental Space	32	\$ 100.00	1	33	\$ 3,300.00	\$ 2,475.00	\$ 1,650.00
Semi-Private Small	10	\$ 75.00	3	33	\$ 7,425.00	\$ 5,568.75	\$ 3,712.50
Semi-Private Large	20	\$ 125.00	1	33	\$ 4,125.00	\$ 3,093.75	\$ 2,062.50
Subtotals					\$ 14,850.00	\$ 11,137.50	\$ 7,425.00

<i>Rental Block Hours</i>	<i>Cleaning</i>
1-3 pm	3-3:30 pm
3:30-5:30 pm	5:30-6 pm
6-8 pm	8-8:30 pm

**Please note the Open Rental Space when split into half would be half the cost and capacity listed above.*

Total Revenue All	Max Revenue	75% Revenue	50% Revenue
Rental Blocks	\$ 188,100.00	\$ 141,075.00	\$ 94,050.00
Day Rentals	\$ 219,450.00	\$ 164,587.50	\$ 109,725.00

Open Cabana Only	Max Revenue	75% Revenue	50% Revenue
Rental Blocks	\$ 43,800.00	\$ 32,850.00	\$ 21,900.00
Day Rentals	\$ 51,100.00	\$ 38,325.00	\$ 25,550.00

Semi-Private Revenue	Max Revenue	75% Revenue	50% Revenue
Rental Blocks	\$ 144,300.00	\$ 108,225.00	\$ 72,150.00
Day Rentals	\$ 168,350.00	\$ 126,262.50	\$ 84,175.00

Pool Rentals(Fri-Sun, Holidays) After Hours

	Max Capacity	Hourly Cost	Max Hours/Day	Operating Days	Max Revenue	75% Revenue	50% Revenue
1/2 Rental	750	\$ 450.00	3	37	\$ 49,950.00	\$ 37,462.50	\$ 24,975.00
Full Rental	1800	\$ 750.00	3	37	\$ 83,250.00	\$ 62,437.50	\$ 41,625.00

Expected Pool Rental Revenue \$ 66,600.00 \$ 49,950.00 \$ 33,300.00

Total Revenue All	Max Revenue	75% Revenue	50% Revenue
Rental Blocks + Pool Rentals	\$ 254,700.00	\$ 191,025.00	\$ 127,350.00
Day Rentals + Pool Rentals	\$ 286,050.00	\$ 214,537.50	\$ 143,025.00



Rental Expenses and Profit/Loss Estimates Garden Rapids at the Big Pool Project



Gate Fees	Max Capacity	Gate Fee	Blocks/Day	Operating Days	Max Occupancy	75% Occupancy	50% Occupancy
Open Rental Space	32	\$ 3.00	3	83	\$ 747.00	\$ 560.25	\$ 373.50
Semi-Private Small	10	\$ 3.00	9	83	\$ 2,241.00	\$ 1,680.75	\$ 1,120.50
Semi-Private Large	20	\$ 3.00	3	83	\$ 747.00	\$ 560.25	\$ 373.50
Subtotals					\$ 3,735.00	\$ 2,801.25	\$ 1,867.50

Employee Expenses	Avg Salary	Hours	Blocks/Day	Operating Days	Max Occupancy	75% Occupancy	50% Occupancy
Open Rental Space	\$ 12.10	0.50	3	83	\$ 124.50	\$ 93.38	\$ 62.25
Semi-Private Small	\$ 12.10	1.50	9	83	\$ 1,120.50	\$ 840.38	\$ 560.25
Semi-Private Large	\$ 12.10	0.50	3	83	\$ 124.50	\$ 93.38	\$ 62.25
Subtotals					\$ 1,369.50	\$ 1,027.13	\$ 684.75

Supply Expenses	Cost	Units	Blocks/Day	Operating Days	Max Occupancy	75% Occupancy	50% Occupancy
Cleaning Supplies	\$ 156.00	0.10	3	83	\$ 24.90	\$ 18.68	\$ 12.45
Sanitation Supplies	\$ 86.00	0.01	9	83	\$ 7.47	\$ 5.60	\$ 3.74
Other Supplies	\$ 65.00	0.25	3	83	\$ 62.25	\$ 46.69	\$ 31.13
Subtotals					\$ 94.62	\$ 70.97	\$ 47.31

Asset Use Cost	Cost	Units	Amount	Operating Days	Max Occupancy	75% Occupancy	50% Occupancy
Tables & Chairs	\$ 2,500.00	0.40	5	83	\$ 166.00	\$ 166.00	\$ 166.00
Lockers	\$ 500.00	0.40	4	83	\$ 132.80	\$ 132.80	\$ 132.80
Shade Sails	\$ 4,000.00	9.64	5	83	\$ 4,000.60	\$ 4,000.60	\$ 4,000.60
Structure	\$ 4,700.00	2.83	5	83	\$ 1,174.45	\$ 1,174.45	\$ 1,174.45
Subtotals					\$ 5,473.85	\$ 5,473.85	\$ 5,473.85

ROI Financing Note: Repayment in Years

Max Occupancy	75% Occupancy	50% Occupancy
0.53	0.72	1.10

Total Expense Rentals	Max Occupancy	75% Occupancy	50% Occupancy
Currently Included	\$ 1,982.04	\$ 1,760.22	\$ 1,538.41
Cabana Additions	\$ 8,687.78	\$ 7,610.60	\$ 6,533.43

Open Cabana Rev vs Exp	Max Occupancy	75% Occupancy	50% Occupancy
Revenues	\$ 43,800.00	\$ 32,850.00	\$ 21,900.00
Expenses	\$ 1,982.04	\$ 1,760.22	\$ 1,538.41
Profit/Loss	\$ 41,817.96	\$ 31,089.78	\$ 20,361.60

Semi-Private Rev vs Exp	Max Occupancy	75% Occupancy	50% Occupancy
Revenues	\$ 144,300.00	\$ 108,225.00	\$ 72,150.00
Expenses	\$ 8,687.78	\$ 7,610.60	\$ 6,533.43
Profit/Loss	\$ 135,612.22	\$ 100,614.40	\$ 65,616.57

Pool Rentals(Fri-Sun, Holidays) After Hours	Staff Expense	Facility Exp	Max Hours/Day	Operating Days	Max Occupancy	75% Occupancy	50% Occupancy
1/2 Rental	\$ 387.00	\$ 217.35	2	37	\$ 16,083.90	\$ 12,062.93	\$ 8,041.95
Full Rental	\$ 630.00	\$ 289.80	2	37	\$ 21,445.20	\$ 16,083.90	\$ 10,722.60

Expected Pool Rental Expenses \$ 18,764.55 \$ 14,073.41 \$ 9,382.28

Total Revenue All	Max Revenue	75% Revenue	50% Revenue
Revenues	\$ 254,700.00	\$ 191,025.00	\$ 127,350.00
Expenses	\$ 29,434.37	\$ 23,444.24	\$ 17,454.11
Day Rentals + Pool Rentals	\$ 225,265.63	\$ 167,580.76	\$ 109,895.89



additional cabanas
(4 total)

additional cabanas
(4 total)

shaded party rental
area included in base
package. can be roped
off as one larger party
area or two smaller
areas.

shaded party rental area included in base package. can be roped off as one larger party area or two smaller areas.

additional cabanas (4 total)

additional cabanas (4 total)



NOTES:
 -THESE DRAWINGS ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.
 -ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.
 -FINAL FOOTING TYPE AND SIZE WILL BE DETERMINED AT ENGINEERING PHASE.

CUSTOMER:
ALL INCLUSIVE REC

PROJECT NAME:
GARDEN CITY

LOCATION:
**504 MAPLE ST
 GARDEN CITY, KS**

STRUCTURE TYPE:
HIP W/ SIDE PANELS

SIZE:
18' X 20' X 8' e

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USASHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



CERTIFICATIONS:
 IAS CERTIFICATION No: FA-428
 CLARK COUNTY MANUFACTURER
 CERTIFICATION NUMBER (NEVADA): 355

REV	DESCRIPTION	DATE	DRW	CHK	ENG

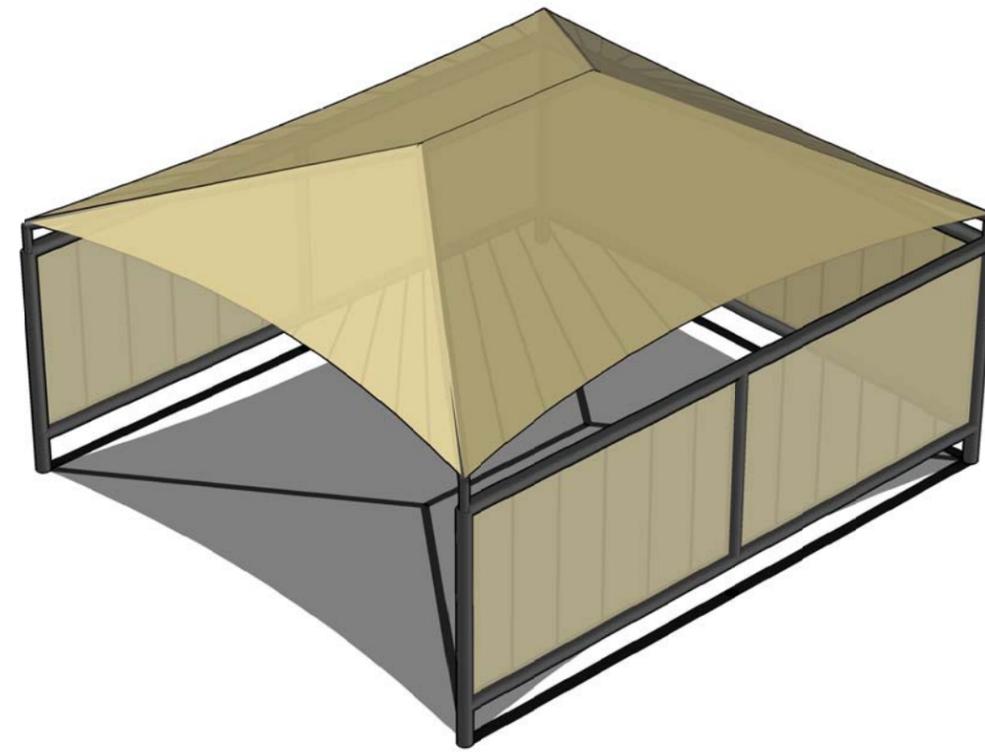
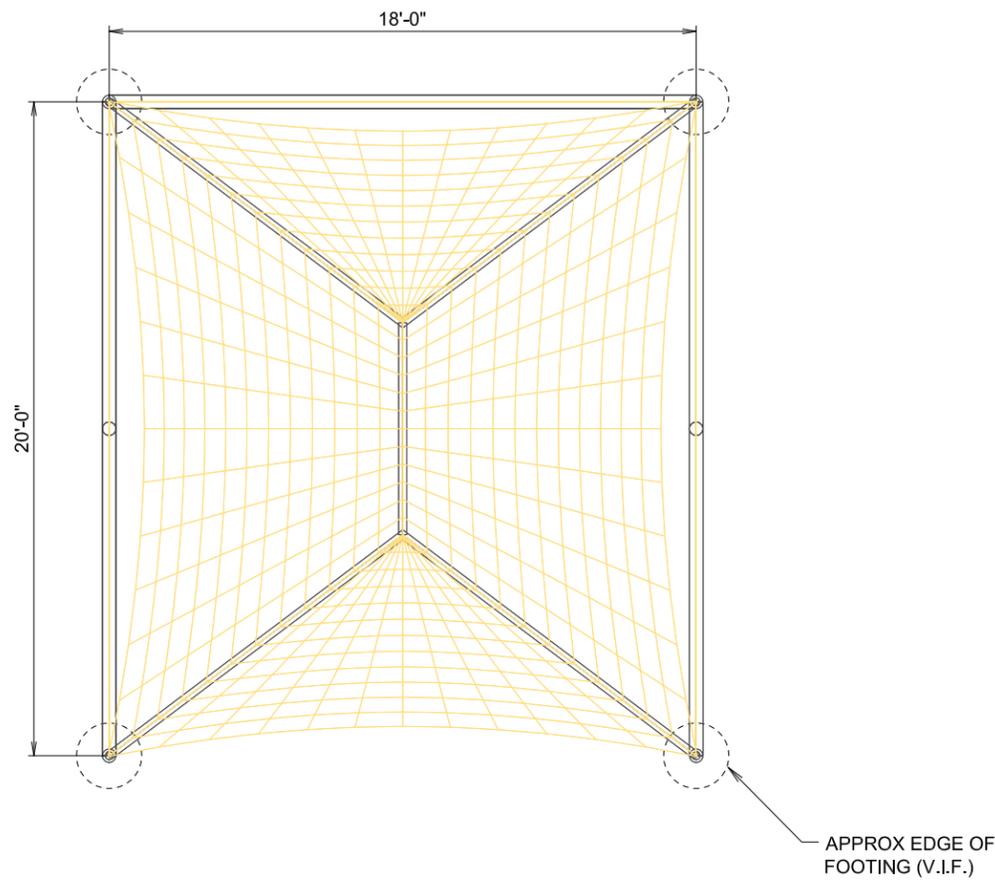
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 Checked By : YH 02/22/21
 Approved By : YH 02/22/21

DRAWING DESCRIPTION:
STRUCTURE #5

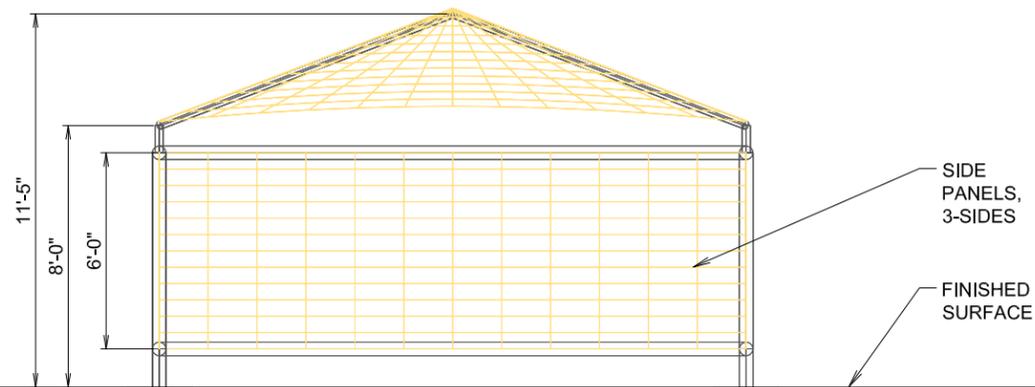
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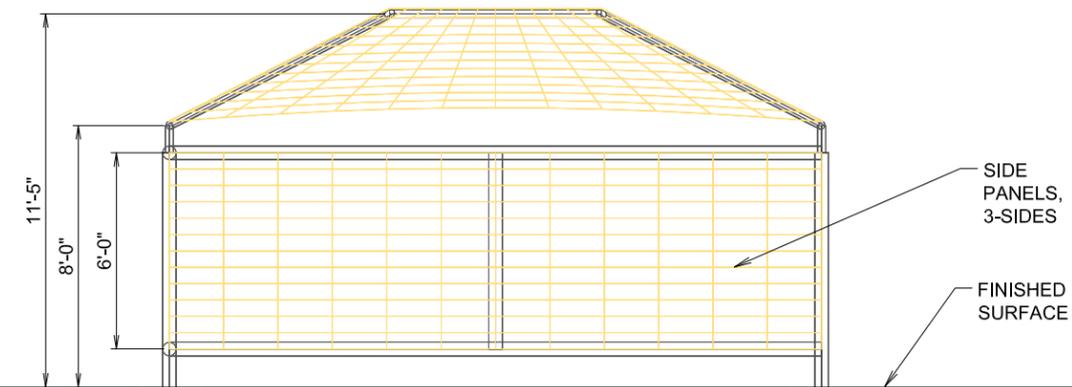
REV.



PERSPECTIVE VIEW



SOUTH ELEVATION



WEST ELEVATION