

# Sea Gate Marina Dock Project Proforma (56 Slips)

**Exhibit A**

New 56 Dock Slip Rental Revenue Projections <i>Projections will be updated with actual data as it becomes available</i>							
Year End Dates	Oct 2022	Oct 2023	Oct 2024	Oct 2025	Oct 2026	Oct 2027	Oct 2028
New Floating Dock Slips	56	56	56	56	56	56	56
Projected Average Slip Revenue	\$200	\$220	\$240	\$250	\$260	\$270	\$280
Projected Monthly Revenue	\$11,200	\$12,320	\$13,440	\$14,000	\$14,560	\$15,120	\$15,680
Projected Yearly Revenue	\$67,200	\$147,840	\$161,280	\$168,000	\$174,720	\$181,440	\$188,160
Projected Occupancy Rate	80%	90%	90%	90%	90%	90%	90%
Projected Net Annual Revenue	\$53,760	\$133,056	\$145,152	\$151,200	\$157,248	\$163,296	\$169,344

SGP Account (CPA Managed Account)									
Projected/Actual Net Annual Revenue		\$53,760	\$133,056	\$145,152	\$151,200	\$157,248	\$163,296	\$169,344	
Projected Annual Management Rate & Fee	15%	\$8,064	\$19,958	\$21,773	\$22,680	\$23,587	\$24,494	\$25,402	
Annual Investor Interest Rate & Payment	6%	\$31,560	\$31,560	\$27,931	\$23,433	\$18,384	\$12,703	\$6,420	
Projected Operational Costs (Insur., Maint., Etc.)		\$13,136	\$21,048	\$20,494	\$20,927	\$20,597	\$20,899	\$20,522	
Lease Fee		\$1,000	\$60,490	\$74,955	\$84,160	\$94,680	\$105,200	\$106,517	

SGA Account (Principal Pay-Back)									
SGA Dock Cost Payment & Principle Payback to Investor		\$0	\$60,490	\$74,955	\$84,160	\$94,680	\$105,200	\$106,517	
Principal Balance	\$526,000	\$526,000	\$465,510	\$390,556	\$306,396	\$211,716	\$107,000	\$483	
Est. Share Payback	263		\$230.00	\$285.00	\$320.00	\$360.00	\$400.00	\$405.01	2,000.00