



Carlsbad

HOTEL "BY THE SEA"

CARLSBAD · CALIFORNIA

"Famous for Food"



EXECUTIVE OFFICE

LIFE CARE

150 PEOPLE @ \$25,000.00	\$3,750,000.00
RESERVE FUND 25%	925,000.00
INTEREST @ 2% ON RESERVE	18,500.00
INTEREST @ 4% ON \$2,825,000.00	<u>113,000.00</u>
TOTAL INTEREST	131,500.00
AMORTIZATION OVER 10-YEAR PERIOD	<u>375,000.00</u>
TOTAL INTEREST AND AMORTIZATION	506,500.00
OPERATING EXPENSES YEARLY	276,000.00
NET INCOME	<u>\$230,500.00</u>

MONTH TO MONTH

75 PEOPLE @ \$300.00 per month	\$22,500.00
75 PEOPLE @ \$450.00 per month per couple or \$225.00 per person	<u>16,875.00</u>
PER MONTH	\$39,375.00
PER YEAR	472,600.00
EXPENSES	\$276,000.00
NET INCOME	<u>\$196,600.00</u>