

The Post Hotel Capital Budget

	TOTAL COST	Detail
LAND & BUILDING	20,000	
Turnkey Fee		20,000
Building - Construction / Contractor Fees		0
LEASEHOLD IMPROVEMENTS	50,000	
Construction Contract (Based on 2-month Build Out)		50,000
Landlord Contribution(2 months build out)		0
BAR / KITCHEN EQUIPMENT	20,000	
DINING ROOM FURNITURE	10,000	
PROFESSIONAL SERVICES	3,000	
Architect & Engineering		
Legal (lease & incorporation)		2,000
Project Consultant		0
Accounting & Tax		1,000
Name, Logo & Graphic Design		0
ORGANIZATIONAL & DEVELOPMENT	12,300	
Deposits (utilities, sales tax, etc.)		0
Insurance Binder (property, casualty, liability)		0
Workers Comp. Binder		0
Liquor License		1,000
Building Permits		1,500
Other Licenses & Permits		500
Utility Deposits (gas, electric, water)		0
Change, Operating Banks & Petty Cash		500
Menus / Menu Boards		500
Lease Deposit (First, Last, Security)		7,800
Travel, Research, Concept Development		500
INTERIOR FINISHES & EQUIPMENT	9,700	
Kitchen Smallwares		500
Artwork & Specialty Décor		500
Security System		500
Music/Sound/Audio-Visual Systems		1,000
Cash Register / Point of Sale		5,000
Phone System		500
Office Equipment / Computer		1,000
Office Supplies		500
Interior Signs		200
EXTERIOR FINISHES & EQUIPMENT	800	
Landscaping		300
Exterior Signs & Decorations		500
PRE-OPENING EXPENSES	19,200	
Construction Period Utilities		1,500
Construction Period Building Lease		0
Construction Period Interest		0
Uniforms		500
Opening Inventories -		
Food		2,000
Beer, Liquor & Wine		7,500
Paper & Other Supplies		1,000
Marketing -		
Advertising		0
Public Relations		0
Opening Parties		500
Personnel -		
Management & Chef		4,000
Hourly Employees		2,000
Payroll Taxes & Employee Benefits		200
WORKING CAPITAL & CONTINGENCY	30,000	
Working Capital		15,000
Contingency		15,000
TOTAL PROJECT COST	\$ 175,000	

The Post Hotel

Sales Projection Worksheet - Typical Week

Number of Seats **44**

		Table		Daily Sales By Category				Total	% of Week
		Turns/sales	Covers	Food	Liquor	Beer	Wine		
Monday	Lunch	0.0	0	0	0	0	0	0	
	Bar	0.0	0	0	0	0	0	0	
	Dinner	0.0	0	0	0	0	0	0	
	Day Totals			0	0	0	0	0	0.0%
Tuesday	Lunch	1.0	44	1,038	44	92	211	1,386	
	Bar	0.5	22	0	220	62	158	440	
	Dinner	0.0	0	0	0	0	0	0	
	Day Totals			1,038	264	154	370	1,826	8.8%
Wednesday	Lunch	1.0	44	1,038	44	92	211	1,386	
	Bar	0.5	22	0	220	62	158	440	
	Dinner	0.0	0	0	0	0	0	0	
	Day Totals			1,038	264	154	370	1,826	8.8%
Thursday	Lunch	1.0	44	1,038	44	92	211	1,386	
	Bar	0.5	22	0	220	62	158	440	
	Dinner	1.5	66	2,158	528	92	792	3,571	
	Day Totals			3,197	792	246	1,162	5,397	25.9%
Friday	Lunch	1.0	44	1,038	44	92	211	1,386	
	Bar	0.5	22	0	220	62	158	440	
	Dinner	2.0	88	2,878	704	123	1,056	4,761	
	Day Totals			3,916	968	277	1,426	6,587	31.6%
Saturday	Lunch	0.0	0	0	0	0	0	0	
	Bar	0.5	22	0	220	62	158	440	
	Dinner	2.0	88	2,878	704	123	1,056	4,761	
	Day Totals			2,878	924	185	1,214	5,201	25.0%
Sunday	Lunch	0.0	0	0	0	0	0	0	
	Bar	0.0	0	0	0	0	0	0	
	Dinner	0.0	0	0	0	0	0	0	
	Day Totals			0	0	0	0	0	0.0%
WEEK TOTALS (restaurant only)	Totals in \$			12,067	3,212	1,016	4,541	20,836	
	Sales Mix %			57.9%	15.4%	4.9%	21.8%	100.0%	
Special Events (banquets, parties, catering)	Ave. # of Banquets, Parties/ Week	0.0							
	Ave. # of Guests	0							
	Per Person Average \$	\$0.00							
	Sales Mix %	30%	20%	25%	25%	100%			
Special Event Sales Per Week			0	0	0	0	0		
WEEK TOTALS - All Sales	Totals in \$			12,067	3,212	1,016	4,541	20,836	
	Sales Mix %			57.9%	15.4%	4.9%	21.8%	100.0%	

RECAP: Key Sales Numbers:	
Annual Sales	\$1,083,482
Average Monthly Sales	\$90,290
Annual Sales Per Square Foot	\$677
Annual Sales Per Seat	\$24,625

The Post Hotel

Sales Projection Worksheet - Typical Week

Number of Seats **44**

Calculate Per Person Check Average:

Lunch	Ave. Price Point	% Ordered	# of Orders	Ave. CK Food	Ave CK Bev	Ave CK
Food -						
Entrée	18.00	100%	1.0	18.00		
Appetizer	10.00	50%	1.0	5.00		
Dessert	6.00	10%	1.0	0.60		
Beverages -						
Non-Alcoholic	5.00	0%	0.0	0.00		
Tap Water	0.00	20%	0.0			
Liquor	10.00	10%	1.0		1.00	
Beer	7.00	30%	1.0		2.10	
Wine	12.00	40%	1.0		4.80	
TOTALS		100%		23.60	7.90	31.50

Bar	Ave. Price Point	% Ordered	# of Orders	Ave. CK Food	Ave CK Bev	Ave CK
Food -						
Entrée	0.00	0%	0.0	0.00		
Appetizer	5.00	50%	0.0	0.00		
Dessert	0.00	0%	0.0	0.00		
Beverages -						
Non-Alcoholic	0.00	0%	0.0	0.00		
Tap Water	0.00	0%	0.0			
Liquor	10.00	50%	2.0		10.00	
Beer	7.00	20%	2.0		2.80	
Wine	12.00	30%	2.0		7.20	
TOTALS		100%		0.00	20.00	20.00

Dinner	Ave. Price Point	% Ordered	# of Orders	Ave. CK Food	Ave CK Bev	Ave CK
Food -						
Entrée	23.00	100%	1.0	23.00		
Appetizer	12.00	60%	1.0	7.20		
Dessert	10.00	25%	1.0	2.50		
Beverages -						
Non-Alcoholic	5.00	0%	0.0	0.00		
Tap Water	0.00	0%	0.0			
Liquor	10.00	40%	2.0		8.00	
Beer	7.00	20%	1.0		1.40	
Wine	30.00	40%	1.0		12.00	
TOTALS		100%		32.70	21.40	54.10

The Post Hotel

Hourly Labor Projection Worksheet

- EARLY -																
(breakfast & lunch)		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		WEEK
Covers		0		66		66		66		66		22		0		286
Total Restaurant Sales		\$0		\$2,079		\$2,079		\$1,826		\$1,826		\$440		\$0		\$8,250
Position	Rate	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Labor \$
Kitchen -																
Dishroom	\$ 12.00	0.0	0	6.5	1	6.5	1	5.5	1	5.5	1	8.0	1	0.0	0	384
Prep Cooks	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Line Cooks	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Expo	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Dining Room -																
Servers	\$ 15.00	0.0	0	5.0	3	5.0	3	11.0	3	11.0	3	8.0	3	0.0	0	1800
Host / Hostess	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Bussers	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Bartenders	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Cashiers	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Labor Cost Per Shift - \$		0		303		303		561		561		456		0		2,184
Labor Cost Per Shift - %		#DIV/0!		14.6%		14.6%		30.7%		30.7%		103.6%		#DIV/0!		26.5%

- LATE -																
(dinner only)		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday		WEEK
Covers		0		0		0		66		88		88		0		242
Total Restaurant Sales		\$0		\$0		\$0		\$3,571		\$4,761		\$4,761		\$0		\$13,092
Position	Rate	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Hours	#	Labor \$
Kitchen -																
Dishroom	\$ 12.00	0.0	0	0.0	0	0.0	0	6.5	1	6.5	1	0.0	0	0.0	0	156
Prep Cooks	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Line Cooks	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Expo	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Dining Room -																
Servers	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Host / Hostess	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Bussers	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Bartenders	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Cashiers	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Other	\$ 0.00	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0
Labor Cost Per Shift - \$		0		0		0		78		78		0		0		156
Labor Cost Per Shift - %		#DIV/0!		#DIV/0!		#DIV/0!		2.2%		1.6%		0.0%		#DIV/0!		1.2%

- DAY / WEEK TOTALS - RESTAURANT LABOR -								
Hourly Labor - \$	0	303	303	639	639	456	0	2,340
Hourly Labor Cost - %	#DIV/0!	14.6%	14.6%	11.8%	9.7%	8.8%	#DIV/0!	11.0%

- SPECIAL EVENT LABOR -				
Average # of Guests	0			
Per Person Average \$	\$0			
Average Sales Per Event	\$0			
Position	Rate	Hours	#	Labor Cost \$
Sales Person Commission %	0.0%			0
Supervision	\$ 0.00	0.0	1	0
Chef	\$ 0.00	0.0	0	0
Cooks	\$ 0.00	0.0	2	0
Servers	\$ 0.00	0.0	2	0
Bartenders	\$ 0.00	0.0	1	0
Drivers	\$ 0.00	0.0	1	0
Attendants	\$ 0.00	0.0	0	0
Other	\$ 0.00	0.0	0	0
Other	\$ 0.00	0.0	0	0
Ave. Labor Cost Per Event - \$	0			
Ave. Labor Cost Per Event - %	#DIV/0!			

RECAP - HOURLY LABOR COST			
	Week	Annual	
Sales:			
Restaurant	21,342	1,109,794	
Special Events	0	0	
Total	21,342	1,109,794	
Hourly Labor Cost:			
Restaurant	2,340	121,680	11.0%
Special Events	0	0	#DIV/0!
Total	2,340	121,680	11.0%

The Post Hotel

Annual Operating Projection - Detail

First Full Year of Operations

	MONTHLY AVE		ANNUAL	
Sales:				
Food	\$ 56,790	61.4%	\$ 681,481	61.4%
Liquor	12,203	13.2%	146,432	13.2%
Beer	4,271	4.6%	51,251	4.6%
Wine	19,219	20.8%	230,630	20.8%
TOTAL SALES	92,483	100.0%	1,109,794	100.0%
Cost of Sales:				
Food	17,037	30.0%	204,444	30.0%
Liquor	2,441	20.0%	29,286	20.0%
Beer	854	20.0%	10,250	20.0%
Wine	5,766	30.0%	69,189	30.0%
TOTAL COST OF SALES	26,098	28.2%	313,170	28.2%
Gross Profit	66,385	71.8%	796,624	71.8%
Payroll:				
Salaries & Wages -				
Salaried Employees and Management	15,000	16.2%	180,000	16.2%
Hourly Employees	10,140	11.0%	121,680	11.0%
Total Salaries & Wages	25,140	27.2%	301,680	27.2%
Employee Benefits -				
Payroll Taxes	2,514	2.7%	30,168	2.7%
Worker's Comp.	151	0.2%	1,810	0.2%
Group Medical Insurance	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total Employee Benefits	2,665	2.9%	31,978	2.9%
TOTAL PAYROLL	27,805	30.1%	333,658	30.1%
PRIME COST	53,902	58.3%	646,828	58.3%
Other Controllable Expenses:				
Direct Operating Expenses				
Auto Expense	0	0.0%	0	0.0%
Catering & Banquet Expenses	0	0.0%	0	0.0%
Cleaning Supplies	200	0.2%	2,400	0.2%
Contract Cleaning	200	0.2%	2,400	0.2%
Extermination	200	0.2%	2,400	0.2%
Flowers & Decorations	300	0.3%	3,600	0.3%
Kitchen Utensils	200	0.2%	2,400	0.2%
Laundry & Linen	100	0.1%	1,200	0.1%
Licenses & Permits	100	0.1%	1,200	0.1%
Menus & Wine Lists	50	0.1%	600	0.1%
Miscellaneous	300	0.3%	3,600	0.3%
Paper Supplies	200	0.2%	2,400	0.2%
Security System	200	0.2%	2,400	0.2%
Tableware & Smallwares	200	0.2%	2,400	0.2%
Uniforms	150	0.2%	1,800	0.2%
Total Direct Operating Expenses	2,400	2.6%	28,800	2.6%
Music & Entertainment -				
Musicians	0	0.0%	0	0.0%
Musak & Sound System	50	0.1%	600	0.1%
Other	0	0.0%	0	0.0%
Total Music & Entertainment	50	0.1%	600	0.1%
Marketing -				
Selling & Promotions	0	0.0%	0	0.0%
Advertising	0	0.0%	0	0.0%
Printed Materials	0	0.0%	0	0.0%
Research	0	0.0%	0	0.0%
Total Marketing	0	0.0%	0	0.0%
Utilities -				
Electrical	0	0.0%	0	0.0%
Gas	0	0.0%	0	0.0%
Water	0	0.0%	0	0.0%

The Post Hotel

Annual Operating Projection - Detail

First Full Year of Operations

	MONTHLY AVE		ANNUAL	
Trash Removal	200	0.2%	2,400	0.2%
Total Utilities	200	0.2%	2,400	0.2%
General & Administrative -				
Accounting Services	500	0.5%	6,000	0.5%
Bank Charges	0	0.0%	0	0.0%
Bank Deposit Services	0	0.0%	0	0.0%
Cash (Over) / Short	0	0.0%	0	0.0%
Credit Card Charges	777	0.8%	9,322	0.8%
Dues & Subscriptions	0	0.0%	0	0.0%
Miscellaneous	100	0.1%	1,200	0.1%
Office Supplies	0	0.0%	0	0.0%
Payroll Processing	100	0.1%	1,200	0.1%
Postage	0	0.0%	0	0.0%
Legal & Professional Fees	200	0.2%	2,400	0.2%
Protective Services	0	0.0%	0	0.0%
Telephone	0	0.0%	0	0.0%
Training Costs	0	0.0%	0	0.0%
Total General & Administrative	1,677	1.8%	20,122	1.8%
Repairs & Maintenance -				
Building Repairs & Maint.	0	0.0%	0	0.0%
Equipment Repairs & Maint.	500	0.5%	6,000	0.5%
Grounds, Landscaping & Parking Lot	0	0.0%	0	0.0%
Total Repairs & Maintenance	500	0.5%	6,000	0.5%
CONTROLLABLE PROFIT	33,754	36.5%	405,044	36.5%
Occupancy Costs & Depreciation				
Occupancy Costs -				
Rent & Common Area Maintenance	2,600	2.8%	31,200	2.8%
Percentage Rent	0	0.0%	0	0.0%
Common Area Maintenance (CAM)	0	0.0%	0	0.0%
Equipment Rental	0	0.0%	0	0.0%
Real Estate Taxes	0	0.0%	0	0.0%
Personal Property Taxes	0	0.0%	0	0.0%
Insurance on Building & Contents	0	0.0%	0	0.0%
Liquor Liability	0	0.0%	0	0.0%
Total Occupancy Costs	2,600	2.8%	31,200	2.8%
Depreciation & Amortization -				
Building	0	0.0%	0	0.0%
Leasehold Improvements	149	0.2%	1,792	0.2%
Furniture & Equipment	461	0.5%	5,529	0.5%
Pre-Opening Costs	370	0.4%	4,440	0.4%
Total Depreciation	980	1.1%	11,761	1.1%
TOTAL OCCUPANCY & DEPREC.	3,580	3.9%	42,961	3.9%
Other (Income) Expense -				
Vending & Telephone Commissions	0	0.0%	0	0.0%
Grease Sales	0	0.0%	0	0.0%
Misc Other Income	0	0.0%	0	0.0%
Interest	914	1.0%	10,964	1.0%
Misc Other Expense	0	0.0%	0	0.0%
Total Other (Income) Expense	914	1.0%	10,964	1.0%
NET INCOME BEFORE INCOME TAXES	\$ 29,260	31.6%	\$ 351,119	31.6%
ADD BACK:				
Depreciation & Amortization	980	1.1%	11,761	1.1%
DEDUCT:				
Loan Principal Payments	(7,001)	(90.8%)	(84,013)	(7.6%)
CASH FLOW BEFORE INCOME TAXES	\$ 23,239	25.1%	\$ 278,867	25.1%

The Post Hotel

Assumptions to the Operating Projections

Sales (from "Sales Projection" worksheet)	Weekly Ave	Annual	
Food	13,105	681,481	61.4%
Liquor	2,816	146,432	13.2%
Beer	986	51,251	4.6%
Wine	4,435	230,630	20.8%
Total Sales	21,342	1,109,794	100.0%

Cost of Sales

	Annual \$	% of Sales
1. Food Cost %	204,444	
2. Liquor Cost %	29,286	
3. Beer Cost %	10,250	
4. Wine Cost %	69,189	
Total Cost of Sales	313,170	28.2%

Management Salaries (Annual)

	Annual \$	% of Sales
1. Exec Chef/GM	50,000	4.5%
2. Bartender/GM	50,000	4.5%
3. Line Cook 1	40,000	3.6%
4. Line Cook 2	40,000	3.6%
5. Other	0	0.0%
Total Management Salaries	180,000	16.2%

Hourly Labor Cost (from "Hourly Labor" worksheet)	Weekly Ave	Annual	%
Restaurant Only	2,340	121,680	
Special Events	0	0	
Total Hourly Labor Cost	2,340	121,680	11.0%
Total Management Salaries		180,000	16.2%
Total Gross Payroll		301,680	27.2%

Employee Benefits

	Monthly \$	Annual \$	% of Sales
1. FICA Taxes - as a % of Gross Payroll	8.00%	24,134	
2. State Unemployment-as a % of Gross P/R	2.00%	6,034	
3. Federal Unemployment-as a % of Gross P/R	0.00%	0	
4. Other Payroll Taxes-as a % of Gross P/R	0.00%	0	
5. Worker's Comp. - as a % of Gross P/R	0.6%	1,810	
6. Group Medical Ins.-cost per employee	0	0	
7. Group Medical Ins.-# of employees covered	0	0	
8. Disability & Life Insurance	0	0	
9. 401k Plan - per month	0	0	
10. Employee Meals - per month	0	0	
11. Employee Education - per month	0	0	
12. Awards & Prizes - per month	0	0	
13. Employee Christmas & Other Parties	0	0	
14. Transportation & Housing	0	0	
Total Employee Benefits		31,978	2.9%

Direct Operating Expenses

	Monthly \$	% of Sales	Annual \$	% of Sales
1. Auto Expense	0		0	
2. Catering & Banquet Supplies	0		0	
3. Cleaning Supplies	200		2,400	
4. Contract Cleaning	200		2,400	
5. Extermination	200		2,400	
6. Flowers & Decorations	300		3,600	
7. Kitchen Utensils	200		2,400	
8. Laundry & Linen	100		1,200	
9. Licenses & Permits	100		1,200	
10. Menus & Wine Lists	50		600	
11. Miscellaneous	300		3,600	

The Post Hotel

Assumptions to the Operating Projections

12. Paper Supplies (enter monthly amount or cost as a % of food sales)	200	0.00%	2,400	
13. Security System	200		2,400	
14. Tableware & Smallwares	200		2,400	
15. Uniforms	150		1,800	
Total Direct Operating Expenses			28,800	2.6%

Music & Entertainment -	Monthly \$	Annual \$	% of Sales
1. Musicians	0	0	
2. Musak & Sound System	50	600	
3. Other	0	0	
Total Music & Entertainment		600	0.1%

Marketing -	Monthly \$	Annual \$	% of Sales
1. Selling & Promotions	0	0	
2. Advertising	0	0	
3. Printed Materials	0	0	
4. Research	0	0	
Total Marketing		0	0.0%

Utilities -	Monthly \$	Annual \$	% of Sales
1. Electricity	0	0	
2. Gas	0	0	
3. Water	0	0	
4. Trash Removal	200	2,400	
Total Utilities		2,400	0.2%

General & Administrative -	Monthly \$	Annual \$	% of Sales
1. Accounting Services	500	6,000	
2. Bank Charges	0	0	
3. Bank Deposit Services	0	0	
4. Cash (Over) / Short	0	0	
5. Credit Card Charges		9,322	
6. Dues & Subscriptions	0	0	
7. Miscellaneous	100	1,200	
8. Office Supplies	0	0	
9. Payroll Processing	100	1,200	
10. Postage	0	0	
11. Professional Fees (Legal, Misc)	200	2,400	
12. Protective Services	0	0	
13. Telephone	0	0	
14. Training Materials	0	0	
Total General & Administrative		20,122	1.8%

Credit Card Charges:

Percentage of Credit Card Sales	70.0%
Average Discount Percentage	1.2%

Repairs & Maintenance	Monthly \$	Annual \$	% of Sales
1. Building Repairs & Maint.	0	0	
2. Equipment Repairs & Maint.	500	6,000	
3. Grounds, Landscaping & Parking Lot	0	0	
Total Repairs & Maintenance		6,000	0.5%

Occupancy Costs:

	Monthly \$	Annual \$	% of Sales
1. Base (minimum) Rent	2,600	31,200	
2. Percentage Rent -		0	
Percentage amount	0.0%		
On annual sales above	0		

The Post Hotel

Assumptions to the Operating Projections

3. Common Area Maintenance (CAM)	0	0
4. Equipment Rental	0	0
5. Real Estate Taxes	0	0
6. Personal Property Taxes	0	0
7. Insurance on Building & Contents	0	0
8. Liquor Liability	0	0
Total Occupancy Costs		31,200 2.8%

Depreciation & Amortization:	Basis	Period	Per Year	% of Sales
1. Building	0	30 years	0	
2. Leasehold Improvements	70,800	39.5 years	1,792	
3. Furniture & Equipment	38,700	7 years	5,529	
4. Pre-Opening Costs	22,200	5 years	4,440	
Total Depreciation & Amortization			11,761	1.1%

Other Income	Monthly \$	Annual \$
1. Vending & Telephone Commissions	0	0
2. Grease Sales	0	0
3. Misc Other Income	0	0

Other Expense	Monthly \$	Annual \$
1. Interest	914	10,964
2. Misc Other Expense	0	0

Loan Financing			Annual \$
Principle Amount	175,000		
Rate	8.0%		
Term	2 years		
Monthly Payment	7,915	monthly pmt.	94,977