

Cape Bay

PROJECTED PROFIT & LOSS

	2010/2011	2012/2013	2014/2015	2016/2017	2018/2019	Total
Available Room Nights	17,520	17,520	17,520	17,520	17,520	87,600
Average Occupancy Rate	56	72	75	77	80	
Room Nights Sold	11,743	12,614	13,140	13,490	14,016	65,004
Average Room Rate (Rs)	8,904	9,349	9,817	10,308	10,823	9,880
REVENUE						
Room Revenue	104,561,942	117,937,108	128,993,712	139,055,222	151,696,606	642,244,590
VAT (15%)	13,638,514	15,383,101	16,825,267	18,137,638	19,786,514	83,771,033
Total Revenue (Rs)	90,923,427	102,554,007	112,168,445	120,917,584	131,910,092	558,473,556
EXPENSES						
Payroll 1	2,405,000	2,477,150	2,551,465	2,628,008	2,706,849	12,768,472
Payroll 2	240,500	247,715	255,146	262,801	270,685	1,276,847
CEB	4,608,000	4,746,240	4,888,627	5,035,286	5,186,345	24,464,498
Security	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	9,000,000
Stationeries	180,000	185,400	190,962	196,691	202,592	955,644
Cleaning Materials	300,000	309,000	318,270	327,818	337,653	1,592,741
Guest Supplies	600,000	618,000	636,540	655,636	675,305	3,185,481
Laundry	600,000	618,000	636,540	655,636	675,305	3,185,481
Insurances and other fees	175,000	180,250	185,658	191,227	196,964	929,099
Gas	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	9,000,000
Repairs & Maintenance	480,000	494,400	509,232	524,509	540,244	2,548,385
Marketing Expenses	3,000,000	3,090,000	3,182,700	3,278,181	3,376,526	15,927,407
Miscellaneous Expenses	360,000	370,800	381,924	393,382	405,183	1,911,289
Management Fee (10%)	9,092,343	10,255,401	11,216,845	12,091,758	13,191,009	55,847,356
Telephone/	420,000	432,600	445,578	458,945	472,714	2,229,837
Audit & Accounting fees	250,000	250,000	250,000	250,000	250,000	1,250,000
Licence Tourism Authority	500,000	500,000	500,000	500,000	500,000	2,500,000
Commision on Revenue 5%	4,546,171	5,127,700	5,608,422	6,045,879	6,595,505	27,923,678
Total Expenses (Rs)	31,357,014	33,502,656	35,357,908	37,095,759	39,182,878	176,496,216
Profit before Tax(Rs)	59,566,413	69,051,351	76,810,537	83,821,826	92,727,214	381,977,341
Profit after Tax for owners	51,796,881	60,044,653	66,791,771	72,888,544	80,632,360	332,154,209

1st Year Operation	% Return	Purchase Price	Ave Profit attributable	Profit per owner
Ground Floor 14 Units:	7.85%	13,550,000	14,890,509	1,063,608
First Floor 16 Units:	9.45%	11,250,000	17,017,724	1,063,608
Penthouse 16 Units	7.67%	16,200,000	19,888,649	1,243,041
			51,796,881	

