

# OCCUPANCY VS. ANNUAL REVENUE

## ANNUAL AVG OCCUPANCY

OPTIMAL AVERAGE ROOM RATE  
BASED ON CHAMBER OF COMMERCE  
& TOURISM BOARD DATA

OCC.	GROSS	NET
26%	\$1.906	\$0.015
50%	\$3.655	\$1.078
75%	\$5.498	\$2.162
85%	\$6.231	\$2.590
95%	\$6.964	\$3.014

ROOM RATE

**\$299**  
/night

Vessel Lease\*: \$50K/mo.  
Dock Lease: \$20K/mo.

\*LEASE TO OWN CONTRACT

**\$70K**  
/mo.

+ OPEX

## GROSS REVENUE

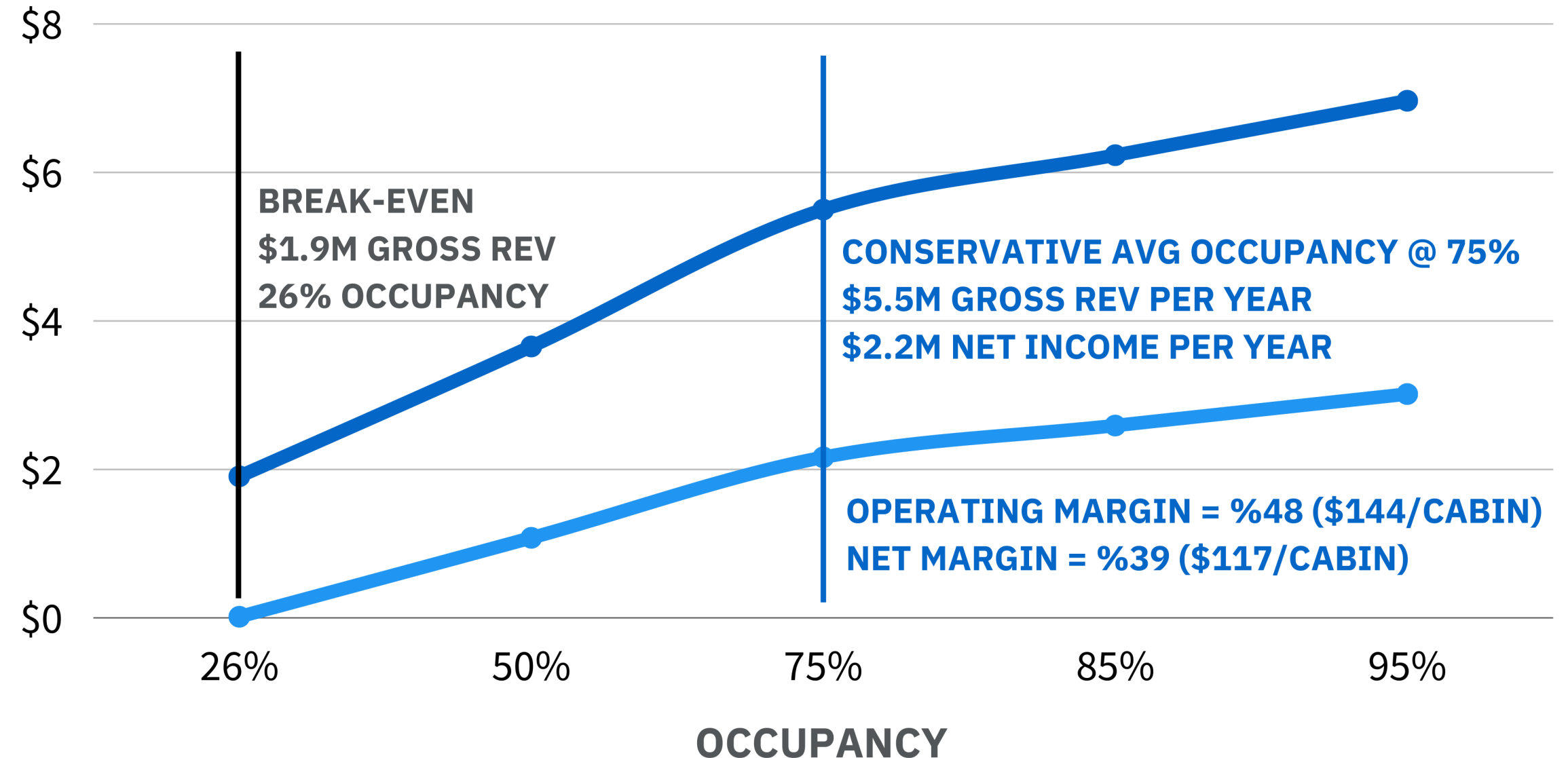
ROOM REVENUE = 95%  
OTHER = 5%

## NET AFTER TAX REVENUE

NET OF ALL TAXES & EXPENSES  
NET INCOME PROJECTIONS

REV \$M

■ GROSS REVENUE ■ NET INCOME



DETAILED PRO FORMAS AVAILABLE FOR SERIOUS INTEREST