

| Building Acquisition/Start Up Cost: Financier | | | |
|---|----------------------|---------------------------------------|---------------------|
| Scenario A - Building Acquisition | | Scenario B - Lease | |
| Purchase Price | \$ 8,500,000 | 8 months rent | \$ 560,000 |
| Renovations | \$ 2,000,000 | Renovations | \$ 2,000,000 |
| Furnishings | \$ 500,000 | Furnishings | \$ 500,000 |
| Gear/Equipment | \$ 350,000 | Gear/Equipment | \$ 350,000 |
| Legal | \$ 150,000 | Legal | \$ 150,000 |
| Marketing | \$ 2,500,000 | Marketing | \$ 2,500,000 |
| Software | \$ 300,000 | Software | \$ 300,000 |
| Start- Up Fund (4 mo. pre-production) | \$ 1,388,000 | Start- Up Fund (4 mo. pre-production) | \$ 1,388,000 |
| | <u>\$ 15,688,000</u> | | <u>\$ 7,748,000</u> |
| | | | |
| | | Note: | |
| | | 5 Year Lease (\$70K/mo.) | \$ 4,200,000 |

| Monthly Building Operating Expense | |
|------------------------------------|-------------------|
| Intern Staffing | \$ 12,000 |
| Administrative Staffing | \$ 18,000 |
| Executive Staffing | \$ 36,000 |
| Reception Staffing | \$ 48,000 |
| Security | \$ 48,000 |
| Accountant | \$ 18,000 |
| Rent | \$ 70,000 |
| Water/Sewage/Taxes/Ins./Fuel | \$ 80,000 |
| Marketing Advertising Promotion | \$ 15,000 |
| Miscellaneous | \$ 2,000 |
| | <u>\$ 347,000</u> |
| | |

| Monthly Overview | |
|---------------------------------------|-------------------|
| <u>SAAF</u> | |
| Revenue | \$ 997,705 |
| Expenses | \$ 347,000 |
| P/L | <u>\$ 650,705</u> |
| | |
| Investor ROI - Acquisition 15% | |
| | |
| Building Acquisition | \$ 196,100 |
| | |
| Investor ROI - Leasing 12% | |
| | |
| Building Leased | \$ 96,850 |
| | |

Monthly Overview

| Service | Location | Gross Revenue | Personnel | Avg Salary pp | Total Salary | Operating Expenses | Net Revenue | SAAF Participation % | SAAF Participation \$ |
|--|----------|---------------------|-----------|------------------|-------------------|---------------------|---------------------|----------------------|-----------------------|
| Communal Lounge | Basement | \$ 45,000 | 6 | \$ 4,000 | \$ 24,000 | \$ 20,700 | \$ 300 | 25% | \$ 75 |
| Healthy Food Venue | Floor 1 | \$ 42,000 | 4 | \$ 4,000 | \$ 16,000 | \$ 19,320 | \$ 6,680 | 25% | \$ 1,670 |
| Commercial Space Rental | Floor 1 | \$ 5,000 | - | \$ - | \$ - | \$ - | \$ 5,000 | 75% | \$ 3,750 |
| Special Use Rental | Floor 1 | \$ 5,000 | - | \$ - | \$ - | \$ - | \$ 5,000 | 75% | \$ 3,750 |
| Adult Day Care | Floor 1 | \$ 100,000 | 6 | \$ 4,000 | \$ 24,000 | \$ 42,000 | \$ 34,000 | 25% | \$ 8,500 |
| NCD Prevention Program | Floor 1 | \$ 6,000 | 3 | \$ 3,000 | \$ 9,000 | \$ 2,760 | \$ (5,760) | 75% | \$ (4,320) |
| After School Programs (7-13 year olds) | Floor 2 | \$ 40,000 | 6 | \$ 3,000 | \$ 18,000 | \$ 16,000 | \$ 6,000 | 25% | \$ 1,500 |
| After School Programs (14-17 year olds) | Floor 3 | \$ 40,000 | 6 | \$ 3,000 | \$ 18,000 | \$ 16,000 | \$ 6,000 | 25% | \$ 1,500 |
| Urgent Care Clinic for afterhours care | Floor 4 | \$ - | - | \$ - | \$ - | \$ - | \$ - | 0% | \$ - |
| Medical Providers | Floor 4 | \$ 3,770,250 | 24 | \$ 8,000 | \$ 192,000 | \$ 1,508,100 | \$ 2,070,150 | 25% | \$ 517,538 |
| Child Day Care for Working Parents, Parents in School | Floor 5 | \$ 1,500,000 | 6 | \$ 4,000 | \$ 24,000 | \$ 600,000 | \$ 876,000 | 50% | \$ 438,000 |
| Prenatal Care | Floor 6 | \$ 10,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 4,000 | \$ 3,000 | 50% | \$ 1,500 |
| Senior And Geriatric Care | Floor 6 | \$ 10,000 | 2 | \$ 1,500 | \$ - | \$ - | \$ - | 50% | \$ - |
| Career Development Training Courses | Floor 6 | \$ 15,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 6,000 | \$ 6,000 | 50% | \$ 3,000 |
| Educational Development Workshops | Floor 7 | \$ 15,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 6,000 | \$ 6,000 | 50% | \$ 3,000 |
| Artistic Development Workshops | Floor 7 | \$ 8,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 3,200 | \$ 1,800 | 50% | \$ 900 |
| Trade, Technical, Administrative And Artistic Job Training | Floor 7 | \$ 10,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 4,000 | \$ 3,000 | 50% | \$ 1,500 |
| Nutritional Education | Floor 7 | \$ 10,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 4,000 | \$ 3,000 | 50% | \$ 1,500 |
| NCD Prevention Program - Classroom Based | Floor 7 | \$ 6,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 2,400 | \$ 600 | 50% | \$ 300 |
| Communicable and Infectious Disease Prevention and Education Program | Floor 7 | \$ 6,000 | 2 | \$ 1,500 | \$ 3,000 | \$ 2,400 | \$ 600 | 50% | \$ 300 |
| Administrative Offices | Floor 8 | \$ 6,000 | - | \$ - | \$ - | \$ 1,500 | \$ 4,500 | 75% | \$ 3,375 |
| IT Department | Floor 8 | \$ 12,000 | 4 | \$ 1,500 | \$ 6,000 | \$ 3,600 | \$ 2,400 | 25% | \$ 600 |
| Commercial Cleaners | Floor 8 | \$ 20,000 | 4 | \$ 3,000 | \$ 12,000 | \$ 7,000 | \$ 1,000 | 33% | \$ 330 |
| Handyman Services | Floor 8 | \$ 15,000 | 4 | \$ 2,000 | \$ 8,000 | \$ 3,750 | \$ 3,250 | 25% | \$ 813 |
| Accounting Office | Floor 8 | \$ 15,000 | 2 | \$ 4,000 | \$ 8,000 | \$ 3,000 | \$ 4,000 | 25% | \$ 1,000 |
| Real Estate Office | Floor 8 | \$ 20,000 | 2 | \$ - | \$ - | \$ 6,000 | \$ 14,000 | 50% | \$ 7,000 |
| Marketing Company | Floor 8 | \$ 15,000 | 2 | \$ 4,000 | \$ 8,000 | \$ 4,500 | \$ 2,500 | 25% | \$ 625 |
| TOTAL | | \$ 5,746,250 | 97 | \$ 61,000 | \$ 391,000 | \$ 2,286,230 | \$ 3,059,020 | | \$ 997,705 |