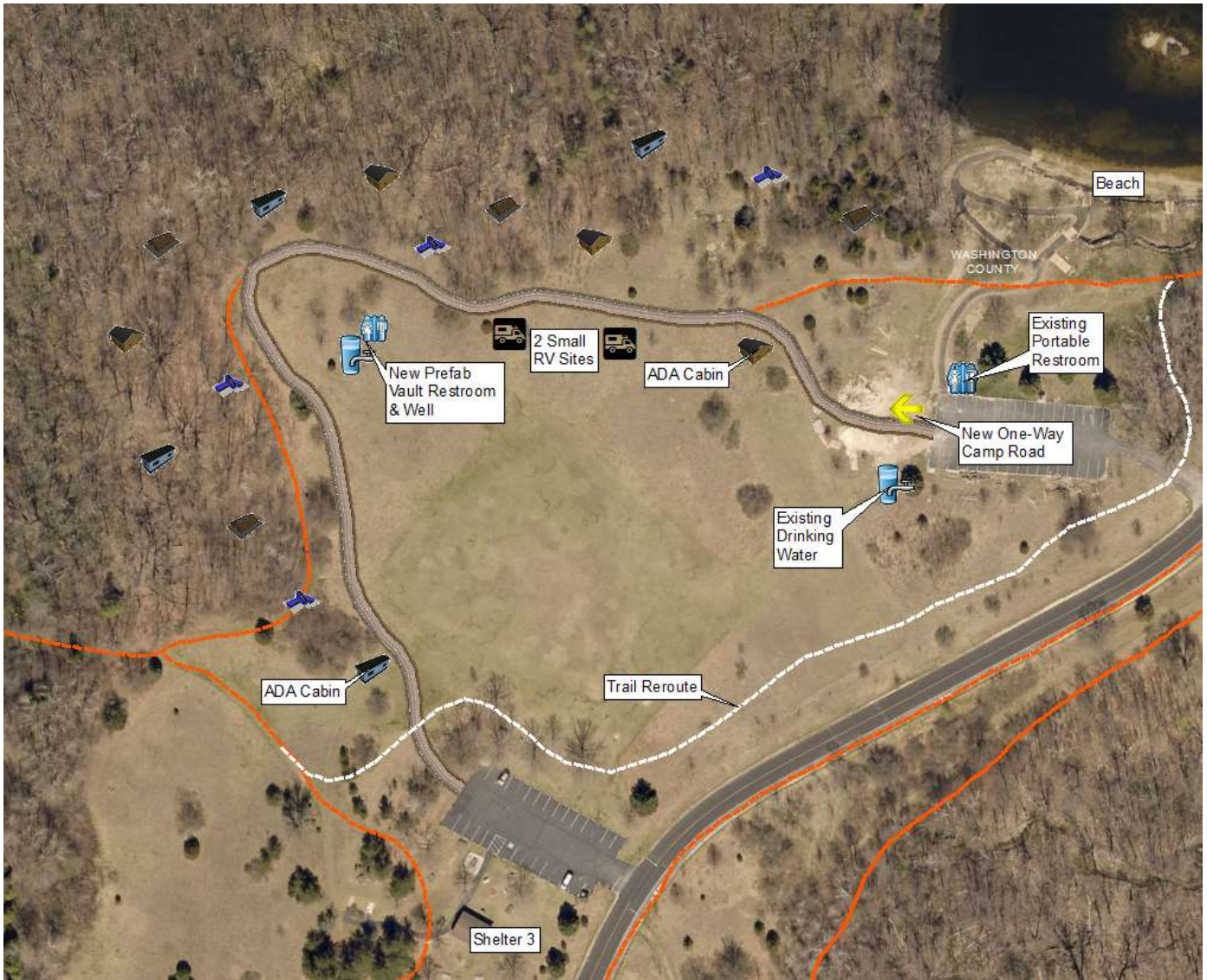


Sandy Knoll Tiny Cabin Campground Attachments:

Below: Campground Map:



Below: Proposed cabin styles



Below: Expenses and Revenues

Activity/Construction	Description	Estimate	Estimate Source
Asphalt Road	1250' camp ground road	\$ 31,000.00	From Brad Abraham
Cabin Construction Materials	Construction cost per \$2,000	\$ 30,000.00	Eric - Estimate
Cabin Electrical	Electrical cost per cabin \$1,500	\$ 22,500.00	Estimate from GH cabin renovation
Vault Toilet	Prefab vault toilet	\$ 15,000.00	Quote from vendor
Well	New well with hand pump	\$ 10,000.00	Estimate from past projects
Cabin Lounge Area and Shower Room	Camping Lounge/Shower Renovation in Ranger House	\$5,000	Eric - Estimate
Total:		\$113,500	

Annual Revenue

Scenario	Nightly Rate	Per Cabin Revenue	Total Revenue
Every Weekend	\$50	2700	\$ 40,500.00
10% of nights	\$50	945	\$ 14,175.00
20% of nights	\$50	1890	\$ 28,350.00
30% of nights	\$50	2835	\$ 42,525.00
40% of nights	\$50	3780	\$ 56,700.00
50% of nights	\$50	4725	\$ 70,875.00

Scenario	Nightly Rate	Per Cabin Revenue	Total Revenue
Every Weekend	\$60	3240	\$ 48,600.00
10% of nights	\$60	1134	\$ 17,010.00
20% of nights	\$60	2268	\$ 34,020.00
30% of nights	\$60	3402	\$ 51,030.00
40% of nights	\$60	4536	\$ 68,040.00
50% of nights	\$60	5670	\$ 85,050.00

Scenario	Nightly Rate	Per Cabin Revenue	Total Revenue
Every Weekend	\$70	3780	\$ 56,700.00
10% of nights	\$70	1323	\$ 19,845.00
20% of nights	\$70	2646	\$ 39,690.00
30% of nights	\$70	3969	\$ 59,535.00
40% of nights	\$70	5292	\$ 79,380.00
50% of nights	\$70	6615	\$ 99,225.00

Projected Annual Revenue Range = \$35,000 - \$50,000

Expected ROI = 2.3 - 4 years