

PROFORMA Trail Motel – 10-10-17

Based on EXTENDED STAY Model

58% Occupancy based

**Units priced at a citywide
Lowest price @\$40/ per
Night average / sold
Weekly @ \$280 per unit,
\$1,120 per month with
Only 7 units of 12 rented
Monthly income @\$7,840
Annual income@\$94,080**

**PROFIT @ \$53,767
CAP Rate @ 15.8**

**Our plan is to convert
Each unit to this model
Creating a kitchenette
Style small space in each
Unit. We strongly believe
After 2 + years of ownership this represents
The best model for this
Market. These changes
Planned implementation
This winter.**