

Operator Financials 4 Nook Road, Plymouth MA

Facility Information			Monthly	Weekly
Private Beds	-	Private Bed Rate	\$ 953	\$ 220
Shared Beds	24	Shared Bed Rate	\$ 867	\$ 200

Operating Revenue		Annual	Monthly	Ratios
Total potential rent income		\$ 249,600	\$ 20,800	
Less: House Mentor	1.0	\$ (11,440)	\$ (953)	
Less: vacancy factor	14%	\$ (31,200)	\$ (2,600)	
Potential rent income		\$ 206,960	\$ 17,247	

Additional revenue

Intake fee income	\$ 8,000	\$ 667
Laundry service income	\$ 3,494	\$ 291
Appliance surcharge income	\$ 2,016	\$ 168
Support & sponsorship income	\$ 11,800	\$ 983

Total Projected Revenue	\$ 232,270	\$ 19,356	100%
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Operating Expenses

Heat	\$ 8,280	\$ 690	3.6%
Electricity	\$ 6,328	\$ 527	2.7%
Water & sewer	\$ 5,513	\$ 459	2.4%
Urine drug screens	\$ 3,276	\$ 273	1.4%
Repairs	\$ 1,816	\$ 151	0.8%
House supplies	\$ 2,520	\$ 210	1.1%
Internet & TV	\$ 1,620	\$ 135	0.7%
Trash disposal	\$ 2,640	\$ 220	1.1%
General/prof. liability insurance	\$ 3,609	\$ 301	1.6%
Printed marketing materials	\$ 300	\$ 25	0.1%
Property Insurance	\$ 4,280	\$ 357	1.8%
Other expenses	\$ 450	\$ 38	0.2%
Real Estate Taxes	\$ 7,748	\$ 646	3.3%

Lease Expense	\$ 137,552	\$ 11,463	59.2%
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Total Projected Expenses	\$ 185,931	\$ 15,494	80.0%
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Income to Operator	\$ 46,339	\$ 3,862	20.0%
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