

Operator Financials 230 Summer St, Plymouth MA

Facility Information			Monthly	Weekly
Private Beds	1	Private Bed Rate	\$ 953	\$ 220
Shared Beds	21	Shared Bed Rate	\$ 867	\$ 200

Operating Revenue	Annual	Monthly	Ratios
Total potential rent income	\$ 229,840	\$ 19,153	
Less: House Mentor	1.0 \$ (11,440)	\$ (953)	
Less: vacancy factor	14% \$ (31,342)	\$ (2,612)	
Potential rent income	\$ 187,058	\$ 15,588	

Additional revenue			
Intake fee income	\$ 7,200	\$ 600	
Laundry service income	\$ 3,162	\$ 263	
Appliance surcharge income	\$ 1,824	\$ 152	
Support & sponsorship income	\$ 13,200	\$ 1,100	
Total Projected Revenue	\$ 212,444	\$ 17,704	100%

Operating Expenses			
Heat	\$ 8,713	\$ 726	4.1%
Electricity	\$ 6,659	\$ 555	3.1%
Water & sewer	\$ 4,988	\$ 416	2.3%
Urine drug screens	\$ 2,964	\$ 247	1.4%
Repairs	\$ 1,911	\$ 159	0.9%
House supplies	\$ 2,280	\$ 190	1.1%
Internet & TV	\$ 1,620	\$ 135	0.8%
Trash disposal	\$ 2,640	\$ 220	1.2%
General/prof. liability insurance	\$ 3,798	\$ 317	1.8%
Printed marketing materials	\$ 300	\$ 25	0.1%
Property Insurance	\$ 4,145	\$ 345	2.0%
Other expenses	\$ 450	\$ 38	0.2%
Real Estate Taxes	\$ 8,683	\$ 724	4.1%
Lease Expense	\$ 130,817	\$ 10,901	61.6%

Total Projected Expenses	\$ 179,967	\$ 14,997	84.7%
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Income to Operator	\$ 32,476	\$ 2,706	15.3%
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