

**INCOME PROJECTIONS - LOCH SPORT SAFE BOAT HARBOUR - MARINA**

**marina berthing income at 70% 10 yr lease / 20% rental p.a./ 10% seasonal rental**

berth size	amount berths 10 yr lease	10 yr lease	total	amount berths yearly	rental p.a. @ \$70 ft	total p.a	berths seas. rental	seas. rental @ \$90 ft	total p.a	add marina maint.fee \$250 pa	income yr 1	income yr 2
50ft	10	\$ 31,500.00	\$ 315,000.00	2	\$ 3,500.00	\$ 7,000.00	1	\$ 2,250.00	\$ 2,250.00			
40ft	25	\$ 25,200.00	\$ 630,000.00	6	\$ 2,800.00	\$ 16,800.00	3	\$ 1,800.00	\$ 5,400.00			
30ft	35	\$ 18,900.00	\$ 661,500.00	12	\$ 2,100.00	\$ 25,200.00	6	\$ 1,350.00	\$ 8,100.00			
total @ 100% occupancy			\$ 1,606,500.00			\$ 49,000.00			\$ 15,750.00	\$ 22,500.00	\$ 1,693,750.00	\$ 87,250.00
total @ 80% occupancy			\$ 1,285,200.00			\$ 39,200.00			\$ 12,600.00	\$ 18,000.00	\$ 1,355,000.00	\$ 69,800.00
total @ 60% occupancy			\$ 963,900.00			\$ 29,400.00			\$ 9,450.00	\$ 13,500.00	\$ 1,016,250.00	\$ 52,350.00

**marina berthing income at 50% 10 yr lease / 40% rental p.a./ 10% seasonal rental**

berth size	amount berths 10 yr lease	10 yr lease	total	amount berths yearly	rental p.a. @ \$70 ft	total p.a	berths seas. rental	seas. rental @ \$85 ft	total p.a	add marina maint.fee \$250 pa	income yr 1	income yr 2
50ft	8	\$ 31,500.00	\$ 252,000.00	4	\$ 3,500.00	\$ 14,000.00	1	\$ 2,250.00	\$ 2,250.00			
40ft	17	\$ 25,200.00	\$ 428,400.00	13	\$ 2,800.00	\$ 36,400.00	3	\$ 1,800.00	\$ 5,400.00			
30ft	25	\$ 18,900.00	\$ 472,500.00	23	\$ 2,100.00	\$ 48,300.00	6	\$ 1,350.00	\$ 8,100.00			
total @ 100% occupancy			\$ 1,152,900.00			\$ 98,700.00			\$ 15,750.00	\$ 22,500.00	\$ 1,289,850.00	\$ 136,950.00
total @ 80% occupancy			\$ 922,320.00			\$ 78,960.00			\$ 12,600.00	\$ 18,000.00	\$ 1,031,880.00	\$ 109,560.00
total @ 60% occupancy			\$ 691,740.00			\$ 59,220.00			\$ 9,450.00	\$ 13,500.00	\$ 773,910.00	\$ 82,170.00

**marina berthing income at 30% 10 yr lease / 50% rental p.a./ 20% seasonal rental**

berth size	amount berths 10 yr lease	10 yr lease	total	amount berths yearly	rental p.a. @ \$70 ft	total p.a	berths seas. rental	seas. rental @ \$85 ft	total p.a	add marina maint.fee \$250 pa	income yr 1	income yr 2
50ft	5	\$ 31,500.00	\$ 157,500.00	6	\$ 3,500.00	\$ 21,000.00	2	\$ 2,250.00	\$ 4,500.00			
40ft	11	\$ 25,200.00	\$ 277,200.00	15	\$ 2,800.00	\$ 42,000.00	6	\$ 1,800.00	\$ 10,800.00			
30ft	14	\$ 18,900.00	\$ 264,600.00	29	\$ 2,100.00	\$ 60,900.00	12	\$ 1,350.00	\$ 16,200.00			
total @ 100% occupancy			\$ 699,300.00			\$ 123,900.00			\$ 31,500.00	\$ 22,500.00	\$ 877,200.00	\$ 177,900.00
total @ 80% occupancy			\$ 559,440.00			\$ 99,120.00			\$ 25,200.00	\$ 18,000.00	\$ 701,760.00	\$ 142,320.00
total @ 60% occupancy			\$ 419,580.00			\$ 74,340.00			\$ 18,900.00	\$ 13,500.00	\$ 526,320.00	\$ 106,740.00

**notes:**

10 yr lease contains 10% discount  
seasonal rental from Oct.1 - April 1  
100 berth marina

%	berths	%	berths	%	berths
70	70	50	50	30	30
20	20	40	40	50	50
10	10	10	10	20	20