

# SALONS & STUDIOS

SALONS AND STUDIOS STABLIZED PROJECTION  
2421 CORAL COURT #2, CORALVILLE, IOWA

## CASH FLOW BEFORE TAXES

\$ 488,800	Optimal Revenue
\$ (12,220)	Vacancy (2.5% Optimal Revenue)
<u>\$ 476,580</u>	Projected Revenue
\$ 2,400	Internet
\$ 8,671	Energy Utility
\$ 2,633	Water Utility
\$ 1,614	Insurance
\$ 245,472	Base Rent / Mortgage Note
\$ 38,355	Property Tax, Common Areas Maintenance
\$ 7,500	Capital Reserves
\$ 7,000	Room Build Outs
\$ 4,530	Professional Fees
\$ 9,350	Other (advertising, repairs, supplies,etc)
\$ 327,525	Projected Expenses
<b>\$ 149,055</b>	<b>Projected Annual Profit</b>

# SALONS & STUDIOS

## SUPPORTING INFORMATION

### REVENUE

	Weekly Rate	# of Rooms	
Single Rooms	\$ 225	19	\$ 4,275
Double Rooms	\$ 375	8	\$ 3,000
Triple Rooms	\$ 425	5	\$ 2,125
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			\$ 9,400
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			52 weeks per year
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			\$ 488,800 Optimal Revenue

### EXPENSES

**Energy** Based on Salons Utica Ridge of 7,700 sf  
2022-2023

November	\$ 634.04
December	\$ 552.39
January	\$ 651.99
February	\$ 945.28
March	\$ 878.56
April	\$ 673.26

6 Months \$ 4,335.52  
x 2 Periods in a year  
\$ 8,671.04

### RENT

per lease  
7671 sf  
\$32 psf  
\$245,472

**Water**  
2022-2023

November	\$ 190.13
December	\$ 238.36
January	\$ 190.13
February	\$ 215.33
March	\$ 235.75
April	\$ 246.65

Based on Salons Utica of 7,700 s

6 Month \$ 1,316.35  
x 2 Periods in a  
\$ 2,632.70

### CAM's

per lease  
7671 sf  
\$5 psf  
\$38,355