

Hotel Proforma- SHS/TPS Arlington TX											
Rooms		239		239		239		239		239	
Annual Available Rooms		87,235		87,235		87,235		87,235		87,235	
Annual Occupied Rooms		54,958		61,937		65,426		65,426		65,426	
ADR		\$ 174.25		\$ 181.00		\$ 188.25		\$ 196.00		\$ 203.75	
Occupancy		63.00%		71.00%		75.00%		75.00%		75.00%	
REVPAR		\$ 109.78		\$ 128.51		\$ 141.19		\$ 147.00		\$ 152.81	
PROJECT PROFORMA											
		2027	%	2028	%	2029	%	2030	%	2031	%
Revenue											
Room Revenue		\$ 9,576,440.21	67.4%	\$ 11,210,569.85	67.4%	\$ 12,316,491.56	67.3%	\$ 12,823,545.00	67.4%	\$ 13,330,598.44	67.4%
F&B Revenue		\$ 3,567,000.00	25.1%	\$ 4,180,000.00	25.1%	\$ 4,593,000.00	25.1%	\$ 4,776,000.00	25.1%	\$ 4,967,000.00	25.1%
Other Revenue		\$ 1,070,000.00	7.5%	\$ 1,254,000.00	7.5%	\$ 1,378,000.00	7.5%	\$ 1,433,000.00	7.5%	\$ 1,490,000.00	7.5%
Total Revenue		\$ 14,213,440.21	100.0%	\$ 16,644,569.85	100.0%	\$ 18,287,491.56	100.0%	\$ 19,032,545.00	100.0%	\$ 19,787,598.44	100.0%
Departmental Expenses											
Room Expenses		\$ 2,623,944.62	27.4%	\$ 2,881,116.45	25.7%	\$ 3,079,122.89	25.0%	\$ 3,205,886.25	25.0%	\$ 3,332,649.61	25.0%
F&B Expenses		\$ 2,493,333.00	69.9%	\$ 2,779,700.00	66.5%	\$ 2,985,450.00	65.0%	\$ 3,104,400.00	65.0%	\$ 3,228,550.00	65.0%
Other Expenses		\$ 214,000.00	20.0%	\$ 250,800.00	20.0%	\$ 275,600.00	20.0%	\$ 286,600.00	20.0%	\$ 298,000.00	20.0%
Total Departmental Expenses		\$ 5,331,277.62	37.5%	\$ 5,911,616.45	35.5%	\$ 6,340,172.89	34.7%	\$ 6,596,886.25	34.7%	\$ 6,859,199.61	34.7%
Departmental Profit											
		\$ 8,882,162.59	62.5%	\$ 10,732,953.40	64.5%	\$ 11,947,318.67	65.3%	\$ 12,435,658.75	65.3%	\$ 12,928,398.83	65.3%
Undistributed Expenses											
Admin & General		\$ 923,873.61	6.5%	\$ 1,031,963.33	6.2%	\$ 1,115,536.99	6.1%	\$ 1,160,985.25	6.1%	\$ 1,207,043.50	6.1%
Marketing and Franchise		\$ 1,563,478.42	11.0%	\$ 1,830,902.68	11.0%	\$ 2,011,624.07	11.0%	\$ 2,093,579.95	11.0%	\$ 2,176,635.83	11.0%
Property Ops & Maintenance		\$ 568,537.61	4.0%	\$ 665,782.79	4.0%	\$ 731,499.66	4.0%	\$ 761,301.80	4.0%	\$ 791,503.94	4.0%
Utility Cost		\$ 596,964.49	4.2%	\$ 615,849.08	3.7%	\$ 640,062.20	3.5%	\$ 666,139.08	3.5%	\$ 692,565.95	3.5%
Info and Telecom System		\$ 255,841.92	1.8%	\$ 266,313.12	1.6%	\$ 274,312.37	1.5%	\$ 285,488.18	1.5%	\$ 296,813.98	1.5%
Total Undistributed Expenses		\$ 3,908,696.06	27.5%	\$ 4,410,811.01	26.5%	\$ 4,773,035.30	26.1%	\$ 4,967,494.25	26.1%	\$ 5,164,563.19	24.6%
Gross Operating Profit											
		\$ 4,973,466.54	35.0%	\$ 6,322,142.39	38.0%	\$ 7,174,283.37	39.2%	\$ 7,468,164.51	39.2%	\$ 7,763,835.64	39.2%
Fixed Expenses											
Base Management Fee		\$ 426,403.21	3.0%	\$ 499,337.10	3.0%	\$ 548,624.75	3.0%	\$ 570,976.35	3.0%	\$ 593,627.95	3.0%
Property Taxes		\$ 383,762.89	2.7%	\$ 699,071.93	4.2%	\$ 713,212.17	3.9%	\$ 723,236.71	3.8%	\$ 732,141.14	3.7%
Insurance		\$ 255,841.92	1.8%	\$ 266,313.12	1.6%	\$ 274,312.37	1.5%	\$ 285,488.18	1.5%	\$ 296,813.98	1.5%
Total Fixed Expenses		\$ 1,066,008.02	7.5%	\$ 1,464,722.15	8.8%	\$ 1,536,149.29	8.4%	\$ 1,579,701.24	8.3%	\$ 1,622,583.07	8.2%
Net Operating Income											
		\$ 3,907,458.52	27.5%	\$ 4,857,420.24	29.2%	\$ 5,638,134.08	30.8%	\$ 5,888,463.27	30.9%	\$ 6,141,252.56	31.0%
FF&E Reserve		\$ 284,268.80	2.0%	\$ 499,337.10	3.0%	\$ 731,499.66	4.0%	\$ 761,301.80	4.0%	\$ 791,503.94	4.0%
Net Operating Income After Reserves											
		\$ 3,623,189.72	25.5%	\$ 4,358,083.15	26.2%	\$ 4,906,634.42	27%	\$ 5,127,161.47	26.9%	\$ 5,349,748.63	27.0%
Value @ 8%											
		\$ 51,759,853.08		\$ 62,258,330.66		\$ 70,094,777.43		\$ 73,245,163.86		\$ 76,424,980.38	
Project Cost		\$ 55,000,000.00		\$ 55,000,000.00		\$ 55,000,000.00		\$ 55,000,000.00		\$ 55,000,000.00	
Original Costs		\$ 44,000,000.00		\$ 44,000,000.00		\$ 44,000,000.00		\$ 44,000,000.00		\$ 44,000,000.00	
Gross Profit over Cost											
		\$ (3,240,146.92)		\$ 7,258,330.66		\$ 15,094,777.43		\$ 18,245,163.86		\$ 21,424,980.38	