

# L+B Hospitality Group - Portfolio Income Statement

10-Year Projection (2026 - 2035)

Generated: Jan 31, 2026

Category	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total Revenue	\$846,094	\$5,757,002	\$14,323,095	\$18,680,576	\$21,378,826	\$23,264,256	\$24,052,003	\$24,712,428	\$25,391,729	\$26,090,472
Room Revenue	\$475,200	\$3,233,362	\$8,044,423	\$10,491,759	\$12,007,204	\$13,066,137	\$13,508,567	\$13,879,488	\$14,261,010	\$14,653,452
Event Revenue	\$204,336	\$1,390,346	\$3,459,102	\$4,511,456	\$5,163,098	\$5,618,439	\$5,808,684	\$5,968,180	\$6,132,234	\$6,300,984
F&B Revenue	\$133,294	\$906,958	\$2,256,461	\$2,942,938	\$3,368,021	\$3,665,051	\$3,789,153	\$3,893,196	\$4,000,213	\$4,110,293
Other Revenue	\$33,264	\$226,335	\$563,110	\$734,423	\$840,504	\$914,630	\$945,600	\$971,564	\$998,271	\$1,025,742
The Hudson Estate	\$846,094	\$2,854,685	\$3,370,515	\$3,910,353	\$4,202,681	\$4,307,748	\$4,415,441	\$4,525,827	\$4,638,973	\$4,754,947
Eden Summit Lodge	\$0	\$2,370,144	\$3,676,926	\$4,307,256	\$4,897,821	\$5,090,974	\$5,218,249	\$5,348,705	\$5,482,423	\$5,619,483
Austin Hillside	\$0	\$532,174	\$2,348,586	\$2,780,044	\$3,231,607	\$3,524,521	\$3,612,634	\$3,702,950	\$3,795,523	\$3,890,411
Casa Medellín	\$0	\$0	\$1,731,477	\$2,725,438	\$3,239,378	\$3,737,432	\$3,941,675	\$4,099,342	\$4,263,315	\$4,433,848
Blue Ridge Manor	\$0	\$0	\$3,195,592	\$4,957,486	\$5,807,340	\$6,603,581	\$6,864,004	\$7,035,604	\$7,211,494	\$7,391,782
Operating Expenses	\$584,980	\$3,980,326	\$9,902,826	\$12,915,539	\$14,781,078	\$16,084,643	\$16,629,282	\$17,085,892	\$17,555,553	\$18,038,656
Room Expense	\$171,072	\$1,164,010	\$2,895,992	\$3,777,033	\$4,322,593	\$4,703,809	\$4,863,084	\$4,996,616	\$5,133,964	\$5,275,243
F&B Expense	\$19,994	\$136,044	\$338,469	\$441,441	\$505,203	\$549,758	\$568,373	\$583,979	\$600,032	\$616,544
Event Expense	\$132,818	\$903,725	\$2,248,416	\$2,932,447	\$3,356,013	\$3,651,985	\$3,775,644	\$3,879,317	\$3,985,952	\$4,095,640
Marketing	\$8,461	\$57,570	\$143,231	\$186,806	\$213,788	\$232,643	\$240,520	\$247,124	\$253,917	\$260,905
Property Ops	\$33,844	\$230,280	\$572,924	\$747,223	\$855,153	\$930,570	\$962,080	\$988,497	\$1,015,669	\$1,043,619
Admin	\$67,687	\$460,560	\$1,145,848	\$1,494,446	\$1,710,306	\$1,861,140	\$1,924,160	\$1,976,994	\$2,031,338	\$2,087,238
IT	\$4,230	\$28,785	\$71,615	\$93,403	\$106,894	\$116,321	\$120,260	\$123,562	\$126,959	\$130,452
Insurance	\$16,922	\$115,140	\$286,462	\$373,612	\$427,577	\$465,285	\$481,040	\$494,249	\$507,835	\$521,809
Taxes	\$25,383	\$172,710	\$429,693	\$560,417	\$641,365	\$697,928	\$721,560	\$741,373	\$761,752	\$782,714
Utilities	\$42,305	\$287,850	\$716,155	\$934,029	\$1,068,941	\$1,163,213	\$1,202,600	\$1,235,621	\$1,269,586	\$1,304,524

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FF&E Reserve	\$33,844	\$230,280	\$572,924	\$747,223	\$855,153	\$930,570	\$962,080	\$988,497	\$1,015,669	\$1,043,619
Other Expenses	\$62,263	\$423,651	\$1,054,021	\$1,374,683	\$1,573,244	\$1,711,991	\$1,769,960	\$1,818,560	\$1,868,549	\$1,919,969
<b>Gross Operating Profit</b>	<b>\$261,114</b>	<b>\$1,776,676</b>	<b>\$4,420,270</b>	<b>\$5,765,038</b>	<b>\$6,597,748</b>	<b>\$7,179,613</b>	<b>\$7,422,721</b>	<b>\$7,626,536</b>	<b>\$7,836,176</b>	<b>\$8,051,816</b>
The Hudson Estate	\$261,114	\$880,988	\$1,040,179	\$1,206,779	\$1,296,995	\$1,329,420	\$1,362,655	\$1,396,722	\$1,431,640	\$1,467,431
Eden Summit Lodge	\$0	\$731,453	\$1,134,741	\$1,329,268	\$1,511,523	\$1,571,132	\$1,610,411	\$1,650,671	\$1,691,938	\$1,734,236
Austin Hillside	\$0	\$164,235	\$724,800	\$857,953	\$997,310	\$1,087,707	\$1,114,900	\$1,142,772	\$1,171,342	\$1,200,625
Casa Medellín	\$0	\$0	\$534,353	\$841,101	\$999,709	\$1,153,414	\$1,216,446	\$1,265,103	\$1,315,707	\$1,368,336
Blue Ridge Manor	\$0	\$0	\$986,196	\$1,529,936	\$1,792,211	\$2,037,940	\$2,118,310	\$2,171,267	\$2,225,549	\$2,281,188
<b>Management Fees</b>	<b>\$81,472</b>	<b>\$554,352</b>	<b>\$1,379,195</b>	<b>\$1,798,784</b>	<b>\$2,058,604</b>	<b>\$2,240,155</b>	<b>\$2,316,008</b>	<b>\$2,379,602</b>	<b>\$2,445,013</b>	<b>\$2,512,296</b>
Base Fee	\$42,305	\$287,850	\$716,155	\$934,029	\$1,068,941	\$1,163,213	\$1,202,600	\$1,235,621	\$1,269,586	\$1,304,524
Incentive Fee	\$39,167	\$266,501	\$663,040	\$864,756	\$989,662	\$1,076,942	\$1,113,408	\$1,143,980	\$1,175,426	\$1,207,772
<b>Net Operating Income</b>	<b>\$145,799</b>	<b>\$992,045</b>	<b>\$2,468,151</b>	<b>\$3,219,030</b>	<b>\$3,683,992</b>	<b>\$4,008,888</b>	<b>\$4,144,633</b>	<b>\$4,258,437</b>	<b>\$4,375,494</b>	<b>\$4,495,901</b>
The Hudson Estate	\$145,799	\$491,918	\$580,806	\$673,831	\$724,204	\$742,310	\$760,867	\$779,889	\$799,386	\$819,371
Eden Summit Lodge	\$0	\$408,422	\$633,607	\$742,225	\$843,991	\$877,275	\$899,207	\$921,687	\$944,729	\$968,347
Austin Hillside	\$0	\$91,704	\$404,707	\$479,056	\$556,869	\$607,344	\$622,528	\$638,091	\$654,043	\$670,394
Casa Medellín	\$0	\$0	\$298,367	\$469,646	\$558,208	\$644,033	\$679,228	\$706,397	\$734,653	\$764,039
Blue Ridge Manor	\$0	\$0	\$550,663	\$854,272	\$1,000,719	\$1,137,927	\$1,182,803	\$1,212,373	\$1,242,682	\$1,273,749