Pro Forma Spreadsheet

Income		FYE 2023P	FYE2024P	FYE 2025P	FYE2026P	FYE2027P
Part	Income	1052				
Cost of Goods Sold SEI Suif Salariss 170,040 196,044 216,538 78,302 262,132 Cost Supplies 170,040 196,044 216,538 378,302 262,132 Total Cost of Goods Sold Sell \$220,944 \$245,438 \$272,882 \$30,604 Gross Profit 491 590,066 \$1,186,662 53,327,884 \$1,464,848 Gross Margin 20 30% 25.00 25% 25% 25% Gross Margin 20 30% 3,600 3,600 3,600 3,600 2,600 2,400	Rental Income	924,000	1,176,000	1,372,000	1,600,667	1,867,444
Staff Instances 170,040 190,040 24,000 26,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 2526,488 277,862 33,137,904 31,333,900 Gross Frefit 491 9595,696 31,126,942 33,127,904 31,003,300 200 Operating Superses 32,000 2,600 2,600 3,600 3,000 2,000 Occasions 8,464 10,330 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,500	Total Income	\$924,000	\$1,176,000	\$1,372,000	\$1,600,667	\$1,867,444
Staff Instances 170,040 190,040 24,000 26,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 2526,488 277,862 33,137,904 31,333,900 Gross Frefit 491 9595,696 31,126,942 33,127,904 31,003,300 200 Operating Superses 32,000 2,600 2,600 3,600 3,000 2,000 Occasions 8,464 10,330 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,500						
Come Supplies 20,000 20,000 20,000 93,500 91,270 573,604 5245,438 5272,892 5380,604 Coros Profit 491 5955,006 51,125,692 51,327,894 51,527,894 51,563,404 Coros Margin 5 615 615 20,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 2,000 2,400 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000	Cost of Goods Sold	561				
S220,944 S245,438 S272,862 S308,004 S1,126,642 S1,127,864 S1,146,146 S1,146,146	Staff Salaries	179,040	196,944	216,638	238,302	262,132
Green Profit 491 5955,056 \$1,125,662 \$1,127,806 \$1,581,840 Gross Margin 5 31,5 \$25 83% 84% Operating Expenses 3,600 3,600 3,600 3,600 3,600 3,600 2,400 2,400 2,400 2,400 2,700 2,700 2,700 2,700 770 1000 860 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1200 1	Care Supplies	20,000	24,000	28,800	34,560	41,472
Gross Margin 55 820 820 820 820 824 <t< td=""><td>Total Cost of Goods So</td><td>ld 581</td><td>\$220,944</td><td>\$245,438</td><td>\$272,862</td><td>\$303,604</td></t<>	Total Cost of Goods So	ld 581	\$220,944	\$245,438	\$272,862	\$303,604
Gross Margin 55 820 820 820 820 824 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
	Gross Profit	491	\$955,056	\$1,126,562	\$1,327,804	\$1,563,840
House Expenses 3,600 3,6	Gross Margin	55	81%	82%	83%	84%
House Expenses 3,600 3,6						
Content	Operating Expenses					
Unitines—Riscrict 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,400 2,200 2,200 2,200 2,200 2,200 2,200 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 3,000 4,200 4,204	House Expenses	3,600	3,600	3,600	3,600	3,600
Utilities	Groceries	8,646	10,350	12,452	14,955	17,916
Utilities - Gas	Utilities – Electric	2,400	2,400	2,400	2,400	2,400
Insurance	Utilities – Water	720	720	720	720	720
Landscaping 3,000 3,000 3,000 3,000 3,000 3,000 3,000 1,200	Utilities – Gas	600	600	600	600	600
Maintenance 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,200 1,205 1,205 1,205 11,505 <t< td=""><td>Insurance</td><td>4500</td><td>4500</td><td>4500</td><td>4500</td><td>4500</td></t<>	Insurance	4500	4500	4500	4500	4500
Marketing 4,200 5,040 6,048 7,258 8,709 Payroll Taxes & Bienefits 30,192 33,211 36,532 40,186 44,204 Property Taxes 11,505 11,505 11,505 11,505 11,505 Interest 33,400 33,400 53,400 33,400 33,400 Other Income/Expenses 30,000 30,000 30,000 30,000 Alarm/Fire Suppression (34,000) 44,000 44,000 Power/Wash (500) 50 50 50 Safety Equipment (15,000) 40,000 40,000 40,000 40,000 Medical (3,000) 50 50 50 50 50 Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Adurgin 25% 75% 76% 77% 78% Non-Recurring Expenses 43,000 44,000	Landscaping	3,000	3,000	3,000	3,000	3,000
Payroll Taxes & Benefits 30,192 33,211 36,532 40,186 44,204 Property Taxes 11,505 13,400 30,000 30,000 30,000 30,000 30,000 30,000 30,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 <td>Maintenance</td> <td>1,200</td> <td>1,200</td> <td>1,200</td> <td>1,200</td> <td>1,200</td>	Maintenance	1,200	1,200	1,200	1,200	1,200
Property Taxes	Marketing	4,200	5,040	6,048	7,258	8,709
Interest	Payroll Taxes & Benefits	30,192	33,211	36,532	40,186	44,204
Other Income/Expenses January Fire Suppression (34,000) 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 Alarm/Fire Suppression (29,000) Company (40,000) Company (40	Property Taxes	11,505	11,505	11,505	11,505	11,505
Other Income/Expenses Alarm/Fire Suppression (34,000) (34,000) Elevator (29,000) (500) Safety Equipment (15,000) (15,000) Furniture/Juft Recliners (40,000) (40,000) Medical (3,000) (60,000) Computers (10,000) 50 \$0 \$0 Net Other Income/Expenses - \$150,500 \$0 \$0 \$0 Net Income (56,755) \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA (504,755) \$879,399 \$1,044,101 \$931,551 \$1,464,645 Morgin (500) \$50 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression (34,000) 34,000 \$1airift (21,000) \$2,000 <t< td=""><td>Interest</td><td>53,400</td><td>53,400</td><td>53,400</td><td>53,400</td><td>53,400</td></t<>	Interest	53,400	53,400	53,400	53,400	53,400
Elevator (29,000 FowerWash (500)	Depreciation	30,000	30,000	30,000	30,000	30,000
Elevator (29,000 FowerWash (500)						
Elevator						
PowerWash (500)						
Safety Equipment (15,000) Furniture/Lift Recliners (40,000) Medical (3,000) Reno/Make Ready (60,000) Computers (10,000) Net Other Income/Expenses - \$150,500 \$0 \$0 \$0 Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin \$5% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0						
Medical (3,000) Medical (3,000) Medical (3,000) Medical (60,000) Medical (60,000) Medical (10,000) Medical (10,000) Met Other Income/Expenses - \$150,500						
Medical (3,000) Reno/Make Ready (60,000) Computers (10,000) Net Other Income/Expenses - \$150,500 \$0 \$0 \$0 Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin \$55% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 Stairlift 21,000 Power/Wash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0						
Reno/Make Ready (60,000) Computers (10,000) Net Other Income/Expenses -5150,500 \$0 \$0 \$0 Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin 55% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 \$4000 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
Computers						
Net Other Income/Expenses - \$150,500 \$0 \$0 \$0 Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin 55% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 4 4 Stairlift 21,000 21,000 4 4 4 PowerWash 500 50 50 50 50 Medical 3,000 3,000 4						
Net Income \$360,755 \$726,399 \$738,101 \$931,551 \$1,158,645 EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Morgin 55% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 4.000			ćo	ćo	ćo	ćo
EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin 55% 75% 76% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0 \$0	Net Other Income/Expense	25 -\$150,500	3 0	3 0	3 0	<u> </u>
EBIT DA \$504,755 \$879,399 \$1,044,101 \$931,551 \$1,464,645 Margin 55% 75% 76% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0 \$0	Net Income	\$360,755	\$726,399	\$738,101	\$931,551	\$1,158,645
Margin 55% 75% 76% 77% 78% Non-Recurring Expenses Alarm/Fire Suppression 34,000 Image: Control of the control o						_
Non-Recurring Expenses Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0 \$0	EBIT DA	\$504,755	\$879,399	\$1,044,101	\$931,551	\$1,464,645
Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	Margin	55%	75%	76%	77%	78%
Alarm/Fire Suppression 34,000 Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0						
Stairlift 21,000 PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	Non-Recurring Expenses					
PowerWash 500 Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	Alarm/Fire Suppression	34,000				
Safety Equipment 2,000 Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	Stairlift	21,000				
Furniture/Lift Recliners 25,000 Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	PowerWash	500				
Medical 3,000 Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0 \$0	Safety Equipment	2,000				
Reno/Make Ready 60,000 Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0 \$0	Furniture/Lift Recliners	25,000				
Computers 5,000 Total Adjustments \$150,500 \$0 \$0 \$0	Medical	3,000				
Total Adjustments \$150,500 \$0 \$0 \$0	Reno/Make Ready	60,000				
	Computers	5,000				
Adjusted EBITDA \$655,255 \$879,399 \$1,044,101 \$1,237,551 \$1,464,645	Total Adjustments	\$150,500	\$0	\$0	\$0	\$0
	Adjusted EBITDA	\$655,255	\$879,399	\$1,044,101	\$1,237,551	\$1,464,645

⁽¹⁾ First year revenue assumes an 80% occupancy rate (2) Fiscal year is January-December