

Pro Forma Spreadsheet

	FYE 2023P	FYE2024P	FYE 2025P	FYE2026P	FYE2027P
Income	1052				
Rental Income	924,000	1,176,000	1,372,000	1,600,667	1,867,444
Total Income	\$924,000	\$1,176,000	\$1,372,000	\$1,600,667	\$1,867,444
Cost of Goods Sold	561				
Staff Salaries	179,040	196,944	216,638	238,302	262,132
Care Supplies	20,000	24,000	28,800	34,560	41,472
Total Cost of Goods Sold	581	\$220,944	\$245,438	\$272,862	\$303,604
Gross Profit	491	\$955,056	\$1,126,562	\$1,327,804	\$1,563,840
Gross Margin	55	81%	82%	83%	84%
Operating Expenses					
House Expenses	3,600	3,600	3,600	3,600	3,600
Groceries	8,646	10,350	12,452	14,955	17,916
Utilities – Electric	2,400	2,400	2,400	2,400	2,400
Utilities – Water	720	720	720	720	720
Utilities – Gas	600	600	600	600	600
Insurance	4,500	4,500	4,500	4,500	4,500
Landscaping	3,000	3,000	3,000	3,000	3,000
Maintenance	1,200	1,200	1,200	1,200	1,200
Marketing	4,200	5,040	6,048	7,258	8,709
Payroll Taxes & Benefits	30,192	33,211	36,532	40,186	44,204
Property Taxes	11,505	11,505	11,505	11,505	11,505
Interest	53,400	53,400	53,400	53,400	53,400
Depreciation	30,000	30,000	30,000	30,000	30,000
Other Income/Expenses					
Alarm/Fire Suppression	(34,000)				
Elevator	(29,000)				
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	\$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				
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
Adjusted EBITDA	\$655,255	\$879,399	\$1,044,101	\$1,237,551	\$1,464,645

Assumptions:

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