

Pro-Forma Profit and Loss Statement

For: 9-Hole Golf Course and Event Center
Updated Annual Gross Sales

Revenue Breakdown

Revenue Stream	Amount
Golf Rounds	\\$300,000
Events	\\$48,000
Alcohol Sales	\\$138,509
Food Sales	\\$272,381
Total Revenue	\\$758,890

Cost of Goods Sold (COGS)

Category	Percentage	Amount
Alcohol (30% of sales)	30%	\\$41,553
Food (40% of sales)	40%	\\$108,952
Total COGS		\\$150,505

Gross Profit

| | | **\\$608,385** |

Operating Expenses

Category	Percentage	Amount
Salaries and Wages	30%	\\$182,515
Marketing/Advertising	5%	\\$37,945
Utilities	5%	\\$37,945
Maintenance and Repairs	4%	\\$30,356
Insurance	3%	\\$22,767

Category	Percentage	Amount
Other Operating Expenses	3%	\\$22,767
Depreciation	5%	\\$37,945
Sales Tax on Food & Beverage (6%)		\\$24,632
Total Operating Expenses		\\$396,872

Operating Profit

| | | \\$211,513 |

Miscellaneous Expenses

Category	Amount
Loan Interest	\\$60,000
Taxes (25% of profit)	\\$52,878
Total Miscellaneous	\\$112,878

Net Profit

| | | \\$98,635 |

Key Metrics

- **Net Profit Margin:** ~13.0%
- **Gross Margin:** ~80.2%
- **COGS as % of Revenue:** ~19.8%
- **Cap Rate (Based on \$1,500,000 valuation):** 14.10%****
- **EBITDA:** \\$249,458
- **EBITDA Margin:** 32.9%