



# Southern Breeze Inn

901 S Ocean Blvd, Myrtle Beach, South Carolina, 29577, United States

843232709  
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southernbreezemyrtlebeach@gmail.com



http://www.southernbreezehotel.com/

## Daily Summary Report

29-Jul-2025

| Title                              | Today   | Month To Date (MTD) | Year To Date |
|------------------------------------|---------|---------------------|--------------|
| <b>Rent &amp; Occupancy Tax</b>    |         |                     |              |
| Total Gross Rent (W/ Exemptions)   | 2854.33 | 143127.72           | 286694.26    |
| Room Rental                        | 2854.33 | 138693.22           | 275393.01    |
| No-Show/Cancel Rent                | 0.00    | 4434.50             | 11301.25     |
| <b>Occupancy Tax ( 13.00 (%) )</b> |         |                     |              |
| Taxable Rent                       | 745.00  | 25461.76            | 46111.41     |
| Tax                                | 96.85   | 3310.03             | 5994.48      |
| Tax Only Adjustment                | 0.00    | 0.00                | -882.79      |
| Exempted Rent                      | 2109.33 | 117665.96           | 240582.85    |
| Exempted Tax                       | 274.22  | 15297.02            | 31277.23     |
| <b>Other Charges</b>               |         |                     |              |
| Other Charges                      | 15.00   | 1031.00             | 1769.17      |
| Total                              | 15.00   | 1031.00             | 1769.17      |
| <b>Payment</b>                     |         |                     |              |
| Credit Card                        | 2744.12 | 111700.03           | 224530.20    |
| Debit Card                         | 0.00    | -518.00             | 20348.45     |
| Cash                               | 0.00    | 2593.37             | 15558.47     |
| Check                              | 0.00    | 0.00                | 2558.18      |
| Total                              | 2744.12 | 113775.40           | 262995.30    |
| <b>Others</b>                      |         |                     |              |
| Bad Debts                          | 0.00    | 0.00                | 0.00         |
| <b>Miscellaneous Income</b>        |         |                     |              |
| Cash                               | 2.00    | 211.00              | 211.00       |
| Staff Purchase (Amount)            | 2.00    | 211.00              | 211.00       |
| <b>Business Source Payment</b>     |         |                     |              |
| Expedia.com                        | 0.00    | 0.00                | 241.72       |
| Booking.com                        | 0.00    | 0.00                | 824.83       |
| Total                              | 0.00    | 0.00                | 1066.55      |
| <b>Business Source Analysis</b>    |         |                     |              |
| <b>Web Reservation</b>             |         |                     |              |
| Expedia.com                        | 2.00    | 33.00               | 150.00       |
| Booking.com                        | 3.00    | 258.00              | 721.00       |
| Total                              | 5.00    | 291.00              | 871.00       |
| <b>Room Summary</b>                |         |                     |              |

|                                     |        |         |         |
|-------------------------------------|--------|---------|---------|
| Total Room                          | 40.00  | 1160.00 | 7200.00 |
| V/Maint Room                        | 2.00   | 46.00   | 179.00  |
| R/Ready Room                        | 0.00   | 11.00   | 47.00   |
| V/Clean Room                        | 1.00   | 1.00    | 47.00   |
| V/Ready Room                        | 11.00  | 195.00  | 4661.00 |
| O/Clean Room                        | 5.00   | 320.00  | 917.00  |
| V/Dirty Room                        | 0.00   | 39.00   | 407.00  |
| O/Dirty Room                        | 21.00  | 548.00  | 942.00  |
| O/Maint Room                        | 0.00   | 0.00    | 0.00    |
| <b>Statistics</b>                   |        |         |         |
| Room Sold                           | 26.00  | 890.00  | 2071.00 |
| Occupancy Rate (%)                  | 68.42  | 79.89   | 29.50   |
| Average Daily Rate (ADR)            | 109.78 | 155.84  | 132.99  |
| Revenue Per Available Room (RevPar) | 75.11  | 124.50  | 39.23   |

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# Southern Breeze Inn

📍 901 S Ocean Blvd, Myrtle Beach, South Carolina, 29577, United States

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## Daily Summary Report

📅 30-Jun-2025

| Title                            | Today   | Month To Date (MTD) | Year To Date |
|----------------------------------|---------|---------------------|--------------|
| <b>Rent &amp; Occupancy Tax</b>  |         |                     |              |
| Total Gross Rent (W/ Exemptions) | 2983.40 | 90366.92            | 143566.53    |
| Room Rental                      | 2983.40 | 86043.81            | 136699.79    |
| No-Show/Cancel Rent              | 0.00    | 4323.11             | 6866.74      |
| Occupancy Tax ( 13.00 (%) )      |         |                     |              |
| Taxable Rent                     | 0.00    | 5302.52             | 21220.84     |
| Tax                              | 0.00    | 689.33              | 2758.71      |
| Tax Only Adjustment              | 0.00    | 0.00                | -882.79      |
| Exempted Rent                    | 2983.40 | 85064.40            | 122345.69    |
| Exempted Tax                     | 387.88  | 11059.41            | 15905.96     |
| <b>Other Charges</b>             |         |                     |              |
| Other Charges                    | 225.00  | 481.00              | 748.17       |
| Total                            | 225.00  | 481.00              | 748.17       |
| <b>Payment</b>                   |         |                     |              |
| Credit Card                      | 4132.60 | 84360.68            | 112830.17    |
| Debit Card                       | 0.00    | 5463.27             | 20866.45     |
| Cash                             | 200.00  | 5322.06             | 12965.10     |
| Check                            | 0.00    | 0.00                | 2558.18      |
| Total                            | 4332.60 | 95146.01            | 149219.90    |
| <b>Others</b>                    |         |                     |              |
| Bad Debts                        | 0.00    | 0.00                | 0.00         |
| <b>Business Source Payment</b>   |         |                     |              |
| Expedia.com                      | 0.00    | 0.00                | 241.72       |
| Booking.com                      | 0.00    | 0.00                | 824.83       |
| Total                            | 0.00    | 0.00                | 1066.55      |
| <b>Business Source Analysis</b>  |         |                     |              |
| <b>Web Reservation</b>           |         |                     |              |
| Expedia.com                      | 1.00    | 36.00               | 117.00       |
| Booking.com                      | 15.00   | 278.00              | 463.00       |
| Total                            | 16.00   | 314.00              | 580.00       |
| <b>Room Summary</b>              |         |                     |              |
| Total Room                       | 40.00   | 1200.00             | 6040.00      |
| V/Maint Room                     | 2.00    | 39.00               | 133.00       |
| R/Ready Room                     | 0.00    | 15.00               | 36.00        |

|                                     |       |        |         |
|-------------------------------------|-------|--------|---------|
| V/Clean Room                        | 0.00  | 8.00   | 46.00   |
| V/Ready Room                        | 6.00  | 349.00 | 4466.00 |
| O/Clean Room                        | 15.00 | 347.00 | 597.00  |
| V/Dirty Room                        | 1.00  | 106.00 | 368.00  |
| O/Dirty Room                        | 16.00 | 336.00 | 394.00  |
| O/Maint Room                        | 0.00  | 0.00   | 0.00    |
| Statistics                          |       |        |         |
| Room Sold                           | 32.00 | 750.00 | 1181.00 |
| Occupancy Rate (%)                  | 84.21 | 64.60  | 19.99   |
| Average Daily Rate (ADR)            | 93.23 | 114.64 | 115.76  |
| Revenue Per Available Room (RevPar) | 78.51 | 74.05  | 23.14   |

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Southern Breeze  
5yr Proforma

Southern Breeze 5yr Proforma

| Ordinary Income/Expense                   | Jan 25    | Feb 25    | Mar 25    | Apr 25    | May 25    | Jun 25     | Jul 25     | Aug 25     | Sep 25    | Oct 25    | Nov 25    | Dec 25    | Year 2025  | Year 2026  | Year 2027    | Year 2028    | Year 2029    |
|-------------------------------------------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|-----------|-----------|-----------|-----------|------------|------------|--------------|--------------|--------------|
| <b>0 Rooms</b>                            |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| Rooms Available                           | 1,209     | 1,092     | 1,209     | 1,170     | 1,209     | 1,170      | 1,209      | 1,209      | 1,170     | 1,209     | 1,170     | 1,209     | 14,235     | 14,235     | 14,235       | 14,235       | 14,235       |
| Rooms Occupied                            | 422       | 472       | 662       | 724       | 812       | 875        | 943        | 811        | 651       | 603       | 468       | 440       | 7,763      | 8,068      | 8,353        | 8,485        | 8,635        |
| Occupancy                                 | 34.97%    | 43.30%    | 54.55%    | 61.89%    | 66.97%    | 74.89%     | 77.93%     | 67.06%     | 55.69%    | 50.80%    | 40.02%    | 36.40%    | 56.69%     | 56.69%     | 56.69%       | 56.69%       | 56.69%       |
| ADR                                       | 56.42     | 113.69    | 113.69    | 120.35    | 118.12    | 118.12     | 118.12     | 118.12     | 118.12    | 118.12    | 118.12    | 118.12    | 113.68     | 113.68     | 113.68       | 113.68       | 113.68       |
| RevPar                                    | 19.09     | 27.98     | 48.68     | 70.31     | 70.85     | 118.28     | 144.21     | 97.14      | 55.95     | 33.67     | 27.47     | 23.07     | 62.16      | 66.37      | 70.77        | 74.05        | 77.61        |
| <b>46000 Total Room Revenue</b>           | 23,804.40 | 20,557.65 | 50,855.50 | 82,259.46 | 85,657.21 | 138,383.72 | 174,351.55 | 117,444.77 | 65,409.91 | 47,564.73 | 32,140.23 | 27,897.31 | 884,777.45 | 944,727.01 | 1,007,454.35 | 1,054,071.48 | 1,104,817.57 |
| <b>Total 46000 Total Room Revenue</b>     | 23,804.40 | 20,557.65 | 50,855.50 | 82,259.46 | 85,657.21 | 138,383.72 | 174,351.55 | 117,444.77 | 65,409.91 | 47,564.73 | 32,140.23 | 27,897.31 | 884,777.45 | 944,727.01 | 1,007,454.35 | 1,054,071.48 | 1,104,817.57 |
| <b>70000 Miscellaneous Revenue</b>        |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 70451 Revenue Adj                         | 500.00    | 500.00    | 500.00    | 500.00    | 500.00    | 500.00     | 500.00     | 500.00     | 500.00    | 500.00    | 500.00    | 500.00    | 6,000.00   | 6,000.00   | 6,000.00     | 6,000.00     | 6,000.00     |
| <b>Total 70000 Miscellaneous Revenue</b>  | 500.00    | 500.00    | 500.00    | 500.00    | 500.00    | 500.00     | 500.00     | 500.00     | 500.00    | 500.00    | 500.00    | 500.00    | 6,000.00   | 6,000.00   | 6,000.00     | 6,000.00     | 6,000.00     |
| <b>Total Income</b>                       | 24,304.40 | 21,057.65 | 51,355.50 | 82,759.46 | 86,157.21 | 138,883.72 | 174,851.55 | 117,944.77 | 65,909.91 | 48,064.73 | 32,640.23 | 28,397.31 | 890,777.45 | 950,727.01 | 1,013,454.35 | 1,060,071.48 | 1,110,817.57 |
| <b>Gross Profit</b>                       | 24,304.40 | 21,057.65 | 51,355.50 | 82,759.46 | 86,157.21 | 138,883.72 | 174,851.55 | 117,944.77 | 65,909.91 | 48,064.73 | 32,640.23 | 28,397.31 | 890,777.45 | 950,727.01 | 1,013,454.35 | 1,060,071.48 | 1,110,817.57 |
| <b>Expense</b>                            |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| <b>Room Department</b>                    |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 1 Room Labor                              |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 61095 Housekeeping                        | 1,215.22  | 1,552.88  | 2,987.78  | 4,137.97  | 4,307.66  | 6,944.19   | 8,742.59   | 5,697.24   | 3,298.65  | 2,423.24  | 1,532.01  | 1,419.07  | 44,538.87  | 47,556.35  | 50,670.22    | 53,003.57    | 55,540.88    |
| 61023 Front Desk                          | 1,640.55  | 2,056.39  | 4,006.50  | 5,566.26  | 5,016.61  | 9,374.65   | 11,802.48  | 7,561.27   | 4,452.36  | 3,271.37  | 2,203.22  | 1,910.62  | 60,127.48  | 64,174.07  | 68,404.79    | 71,554.82    | 74,990.19    |
| 61540 Temp Help                           | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00         | 0.00         | 0.00         |
| 61575 Outside service                     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00         | 0.00         | 0.00         |
| <b>Total 1 Room Labor</b>                 | 2,855.77  | 3,609.27  | 6,994.27  | 9,704.24  | 9,324.27  | 16,318.84  | 20,545.06  | 13,658.51  | 7,750.41  | 5,694.61  | 3,735.23  | 3,329.68  | 104,666.35 | 111,716.42 | 119,075.01   | 124,558.40   | 130,521.06   |
| <b>2 Room Benefits &amp; Taxes</b>        |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 61097 Worker Compensation                 | 40.18     | 59.01     | 112.78    | 197.24    | 163.70    | 263.98     | 332.22     | 224.10     | 125.33    | 92.08     | 62.02     | 53.95     | 1,693.48   | 1,806.38   | 1,925.47     | 2,014.14     | 2,110.55     |
| 61099 Payroll Taxes                       | 46.16     | 59.01     | 112.78    | 197.24    | 163.70    | 263.98     | 332.22     | 224.10     | 125.33    | 92.08     | 62.02     | 53.95     | 1,693.48   | 1,806.38   | 1,925.47     | 2,014.14     | 2,110.55     |
| <b>Total 2 Room Benefits &amp; Taxes</b>  | 86.34     | 118.02    | 225.56    | 394.48    | 327.40    | 527.96     | 664.44     | 448.20     | 250.66    | 184.16    | 124.04    | 107.90    | 3,386.96   | 3,612.76   | 3,850.94     | 4,028.28     | 4,221.10     |
| <b>3 Room Other Expenses</b>              |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 71004 OTA Commissions                     | 466.09    | 621.15    | 1,187.11  | 1,655.19  | 1,723.14  | 2,777.67   | 3,497.03   | 2,358.90   | 1,310.22  | 990.29    | 652.80    | 587.65    | 17,815.55  | 19,014.54  | 20,268.09    | 21,201.43    | 22,216.35    |
| 71010 linen                               | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00         | 0.00         | 0.00         |
| 71015 Cable Television                    | 410.74    | 524.87    | 1,093.11  | 1,398.63  | 1,456.06  | 2,347.13   | 2,954.99   | 1,993.27   | 1,114.74  | 810.55    | 551.62    | 479.91    | 15,054.14  | 16,037.29  | 17,126.53    | 17,915.21    | 18,772.82    |
| 71020 Cleaning Supplies                   | 2.43      | 3.11      | 5.94      | 8.26      | 8.82      | 13.89      | 17.49      | 11.79      | 6.60      | 4.05      | 3.20      | 2.84      | 89.03      | 95.07      | 101.34       | 106.01       | 111.08       |
| 71025 Guest Supplies                      | 308.87    | 496.92    | 940.69    | 1,324.15  | 1,376.52  | 2,222.14   | 2,797.42   | 1,897.12   | 1,055.37  | 776.44    | 522.24    | 454.30    | 14,253.44  | 15,211.63  | 16,214.47    | 16,961.14    | 17,775.08    |
| 71036 Laundry Supplies                    | 121.52    | 155.20    | 295.78    | 413.80    | 430.79    | 694.42     | 874.20     | 589.72     | 320.60    | 242.32    | 163.20    | 141.99    | 4,453.89   | 4,753.64   | 5,007.02     | 5,200.26     | 5,454.09     |
| <b>Total 3 Room Other Expenses</b>        | 1,409.68  | 1,801.24  | 3,442.62  | 4,890.05  | 4,997.12  | 8,052.21   | 10,141.29  | 6,849.80   | 3,852.52  | 2,810.95  | 1,894.13  | 1,647.64  | 51,665.09  | 55,142.17  | 58,777.45    | 61,484.15    | 64,427.42    |
| <b>Total Room Department</b>              | 4,311.60  | 5,509.63  | 10,529.67 | 14,481.53 | 14,648.29 | 24,893.73  | 31,018.66  | 20,933.40  | 11,701.47 | 8,507.64  | 5,750.38  | 5,037.68  | 158,023.32 | 166,068.97 | 179,777.93   | 188,056.68   | 197,059.04   |
| <b>Unattributed Expenses</b>              |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 1 Admin & General                         |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 66010 Admin                               | 546.85    | 698.80    | 1,335.50  | 1,862.09  | 1,930.54  | 3,124.68   | 3,934.16   | 2,653.76   | 1,484.12  | 1,090.46  | 734.41    | 638.94    | 20,042.49  | 21,391.36  | 22,891.60    | 23,851.61    | 24,993.40    |
| <b>Total 1 A&amp;G Labor</b>              | 546.85    | 698.80    | 1,335.50  | 1,862.09  | 1,930.54  | 3,124.68   | 3,934.16   | 2,653.76   | 1,484.12  | 1,090.46  | 734.41    | 638.94    | 20,042.49  | 21,391.36  | 22,891.60    | 23,851.61    | 24,993.40    |
| <b>2 A&amp;G Benefits and Taxes</b>       |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 66099 Payroll Taxes                       | 53.47     | 68.33     | 130.58    | 182.07    | 189.55    | 305.54     | 394.67     | 259.48     | 145.11    | 106.62    | 71.81     | 62.47     | 1,953.71   | 2,091.60   | 2,229.49     | 2,332.16     | 2,443.89     |
| <b>Total 2 A&amp;G Benefits and Taxes</b> | 53.47     | 68.33     | 130.58    | 182.07    | 189.55    | 305.54     | 394.67     | 259.48     | 145.11    | 106.62    | 71.81     | 62.47     | 1,953.71   | 2,091.60   | 2,229.49     | 2,332.16     | 2,443.89     |
| <b>3 A&amp;G Other Expenses</b>           |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 76013 Merchant Fees                       | 486.09    | 621.15    | 1,187.11  | 1,655.19  | 1,723.14  | 2,777.67   | 3,497.03   | 2,358.90   | 1,310.22  | 990.29    | 652.80    | 587.65    | 17,815.55  | 19,014.54  | 20,268.09    | 21,201.43    | 22,216.35    |
| 76016 Bank Charges                        | 4.06      | 6.21      | 11.87     | 16.55     | 17.23     | 27.78      | 34.97      | 23.59      | 13.19     | 9.69      | 6.53      | 5.08      | 178.16     | 190.15     | 202.68       | 212.01       | 222.16       |
| 76045 Postage                             | 2.43      | 3.11      | 5.94      | 8.26      | 8.82      | 13.89      | 17.49      | 11.79      | 6.60      | 4.05      | 3.26      | 2.84      | 89.03      | 95.07      | 101.34       | 106.01       | 111.08       |
| 76047 Office Supplies                     | 12.15     | 15.53     | 29.68     | 41.38     | 43.08     | 69.44      | 87.43      | 58.97      | 32.98     | 24.23     | 16.32     | 14.20     | 445.39     | 475.36     | 506.70       | 530.04       | 555.41       |
| 76053 Accounting Fees                     | 43.75     | 55.90     | 106.84    | 148.97    | 155.08    | 249.99     | 314.73     | 212.30     | 118.73    | 87.24     | 58.75     | 51.12     | 1,693.48   | 1,711.31   | 1,824.13     | 1,908.13     | 1,999.47     |
| 76057 Payroll Processing Fee              | 12.15     | 15.53     | 29.68     | 41.38     | 43.08     | 69.44      | 87.43      | 58.97      | 32.98     | 24.23     | 16.32     | 14.20     | 445.39     | 475.36     | 506.70       | 530.04       | 555.41       |
| 76060 License & Permits                   | 69.76     | 77.64     | 148.29    | 206.90    | 215.39    | 347.21     | 437.13     | 294.86     | 164.59    | 121.16    | 81.60     | 70.99     | 2,236.64   | 2,376.82   | 2,535.51     | 2,650.18     | 2,777.04     |
| 76095 Media & Entertainment               | 12.15     | 15.53     | 29.68     | 41.38     | 43.08     | 69.44      | 87.43      | 58.97      | 32.98     | 24.23     | 16.32     | 14.20     | 445.39     | 475.36     | 506.70       | 530.04       | 555.41       |
| 76097 Travel                              | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00         | 0.00         | 0.00         |
| 76098 Professional Services               | 65.62     | 81.86     | 160.26    | 223.45    | 232.62    | 374.99     | 472.10     | 318.45     | 178.09    | 130.85    | 88.13     | 76.67     | 2,566.96   | 2,736.19   | 2,892.19     | 2,999.21     | 3,110.81     |
| 76099 Other Employee Benefits             | 12.15     | 15.53     | 29.68     | 41.38     | 43.08     | 69.44      | 87.43      | 58.97      | 32.98     | 24.23     | 16.32     | 14.20     | 445.39     | 475.36     | 506.70       | 530.04       | 555.41       |
| 76085 Legal Fees                          | 17.01     | 21.74     | 41.55     | 57.53     | 60.31     | 97.22      | 122.40     | 82.56      | 46.17     | 33.93     | 22.65     | 19.80     | 665.51     | 709.38     | 742.05       | 777.57       | 811.08       |
| <b>Total 3 A&amp;G Other Expenses</b>     | 278.13    | 391.73    | 780.87    | 1,104.78  | 1,166.51  | 1,944.72   | 2,454.65   | 1,648.34   | 891.84    | 645.94    | 415.94    | 359.42    | 11,453.94  | 12,252.91  | 13,042.13    | 13,802.14    | 14,592.14    |
| <b>Total 1 Admin &amp; General</b>        | 1,209.45  | 1,598.93  | 3,248.95  | 4,536.94  | 4,712.60  | 7,969.94   | 9,964.38   | 6,441.58   | 3,468.66  | 2,601.02  | 1,705.42  | 1,533.33  | 48,725.63  | 52,004.77  | 55,433.22    | 57,985.91    | 60,761.72    |
| <b>2 IT Services</b>                      |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 76301 IT Technical Support                | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00       | 0.00      | 0.00      | 0.00      | 0.00      | 0.00       | 0.00       | 0.00         | 0.00         | 0.00         |
| <b>76300 Software</b>                     |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |
| 76100 Accounting & HR Software            | 121.52    | 155.29    | 296.78    | 413.80    | 430.79    | 694.42     | 874.20     | 589.72     | 320.60    | 242.32    | 163.20    | 141.99    | 4,453.89   | 4,753.64   | 5,007.02     | 5,200.26     | 5,454.09     |
| 76040 Sales Software                      | 121.52    | 155.29    | 296.78    | 413.80    | 430.79    | 694.42     | 874.20     | 589.72     | 320.60    | 242.32    | 163.20    | 141.99    | 4,453.89   | 4,753.64   | 5,007.02     | 5,200.26     | 5,454.09     |
| <b>Total 76300 Software</b>               | 243.04    | 310.58    | 593.56    | 827.59    | 861.57    | 1,388.84   | 1,748.40   | 1,179.45   | 641.20    | 484.64    | 326.40    | 283.97    | 8,907.77   | 9,507.27   | 10,014.04    | 10,600.71    | 11,106.18    |
| <b>Total 2 IT Services</b>                | 243.04    | 310.58    | 593.56    | 827.59    | 861.57    | 1,388.84   | 1,748.40   | 1,179.45   | 641.20    | 484.64    | 326.40    | 283.97    | 8,907.77   | 9,507.27   | 10,014.04    | 10,600.71    | 11,106.18    |
| <b>3 Sales &amp; Marketing</b>            |           |           |           |           |           |            |            |            |           |           |           |           |            |            |              |              |              |

**Southern Breeze  
5yr Proforma**

|                                          | Jan 25      | Feb 25      | Mar 25      | Apr 25      | May 25      | Jun 25      | Jul 25      | Aug 25      | Sep 25      | Oct 25      | Nov 25      | Dec 25      | Year 2025    | Year 2026    | Year 2027    | Year 2028    | Year 2029    |
|------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
| <b>1 SAM Labor</b>                       |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 67005 Director of Sales                  | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total 1 SAM Labor</b>                 | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>2 SAM Benefits and Taxes</b>          |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 67005 Payroll Taxes                      | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total 2 SAM Benefits and Taxes</b>    | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>3 SAM Other Expenses</b>              |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 77002 Advertising                        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| 77010 Printing & Stationary              | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| 77030 Dues & Subscriptions               | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| 77040 Sales & Mkt.                       | 97.22       | 124.23      | 237.42      | 331.04      | 344.63      | 555.53      | 699.41      | 471.78      | 263.84      | 193.86      | 130.56      | 113.59      | 3,963.11     | 3,962.91     | 4,053.62     | 4,240.29     | 4,443.27     |
| <b>Total 3 SAM Other Expenses</b>        | 97.22       | 124.23      | 237.42      | 331.04      | 344.63      | 555.53      | 699.41      | 471.78      | 263.84      | 193.86      | 130.56      | 113.59      | 3,963.11     | 3,962.91     | 4,053.62     | 4,240.29     | 4,443.27     |
| <b>Total 3 Sales &amp; Marketing</b>     | 97.22       | 124.23      | 237.42      | 331.04      | 344.63      | 555.53      | 699.41      | 471.78      | 263.84      | 193.86      | 130.56      | 113.59      | 3,963.11     | 3,962.91     | 4,053.62     | 4,240.29     | 4,443.27     |
| <b>4 Franchise Fee</b>                   |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 77070 Franchise Fees                     | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total 4 Franchise Fee</b>             | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>5 Utilities</b>                       |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 77500 Electricity                        | 769.89      | 1,009.37    | 1,929.05    | 2,699.68    | 2,600.11    | 4,513.72    | 5,692.68    | 3,833.20    | 2,143.73    | 1,575.10    | 1,062.81    | 922.91      | 28,950.27    | 30,898.63    | 32,935.64    | 34,452.32    | 36,101.57    |
| 77520 Gas                                | 145.83      | 186.35      | 356.13      | 496.56      | 516.94      | 833.30      | 1,049.11    | 707.67      | 396.77      | 299.76      | 195.64      | 170.38      | 5,344.66     | 6,000.43     | 6,360.43     | 6,360.43     | 6,664.91     |
| 77550 Water & Sewer                      | 972.18      | 1,242.31    | 2,374.22    | 3,310.35    | 3,446.29    | 5,555.35    | 5,994.06    | 4,717.79    | 2,636.44    | 1,936.59    | 1,295.61    | 1,135.89    | 35,631.10    | 38,029.08    | 40,536.17    | 42,502.86    | 44,432.70    |
| <b>Total 5 Utilities</b>                 | 1,907.90    | 2,438.03    | 4,659.41    | 6,496.62    | 6,763.34    | 10,902.37   | 13,726.05   | 9,258.66    | 5,177.93    | 3,804.48    | 2,562.26    | 2,229.19    | 69,926.03    | 74,933.07    | 79,552.24    | 83,315.61    | 87,195.18    |
| <b>6 Repairs &amp; Maintenance</b>       |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| <b>1 RAM Labor</b>                       |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 68020 Maintenance Engineer               | 437.48      | 559.04      | 1,059.40    | 1,489.67    | 1,559.83    | 2,499.91    | 3,147.31    | 2,123.01    | 1,187.50    | 872.37      | 587.52      | 511.15      | 16,033.59    | 17,113.09    | 18,241.28    | 19,681.29    | 19,994.72    |
| <b>Total 1 RAM Labor</b>                 | 437.48      | 559.04      | 1,059.40    | 1,489.67    | 1,559.83    | 2,499.91    | 3,147.31    | 2,123.01    | 1,187.50    | 872.37      | 587.52      | 511.15      | 16,033.59    | 17,113.09    | 18,241.28    | 19,681.29    | 19,994.72    |
| <b>2 RAM Benefits and Taxes</b>          |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 68009 Payroll Taxes                      | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total 2 RAM Benefits and Taxes</b>    | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>3 RAM Other Expenses</b>              |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 78005 Building                           | 243.04      | 310.58      | 593.56      | 827.59      | 861.57      | 1,368.84    | 1,748.52    | 1,179.45    | 659.61      | 484.65      | 336.40      | 293.97      | 8,607.77     | 9,507.27     | 10,134.04    | 10,600.71    | 11,108.18    |
| 78010 Life/Safety                        | 36.46       | 46.59       | 89.03       | 124.14      | 129.24      | 206.33      | 262.38      | 176.92      | 98.94       | 72.70       | 48.96       | 42.60       | 1,336.17     | 1,426.04     | 1,500.11     | 1,590.11     | 1,666.23     |
| 78030 Elevators                          | 121.52      | 155.29      | 298.76      | 413.60      | 430.79      | 694.42      | 874.26      | 589.72      | 329.80      | 242.32      | 163.20      | 141.99      | 4,453.69     | 4,753.64     | 5,067.02     | 5,300.56     | 5,554.09     |
| 78035 Grounds & Landscaping              | 53.47       | 68.33       | 130.58      | 182.07      | 186.55      | 305.54      | 394.67      | 259.48      | 145.11      | 106.62      | 71.81       | 62.47       | 1,959.71     | 2,091.60     | 2,229.49     | 2,332.16     | 2,443.80     |
| 78045 Plumbing                           | 60.76       | 77.64       | 148.39      | 206.90      | 216.39      | 347.21      | 437.13      | 294.86      | 165.90      | 121.16      | 81.60       | 70.99       | 2,226.94     | 2,376.82     | 2,530.51     | 2,650.18     | 2,777.04     |
| 78075 Waste Removal                      | 133.67      | 170.62      | 325.46      | 455.18      | 473.66      | 763.66      | 961.68      | 648.70      | 362.79      | 266.56      | 179.52      | 156.19      | 4,896.28     | 5,229.00     | 5,573.72     | 5,830.59     | 6,105.50     |
| 78080 Pest Control                       | 43.75       | 55.50       | 106.64      | 143.97      | 155.08      | 248.59      | 314.73      | 212.30      | 118.73      | 87.24       | 58.75       | 51.12       | 1,603.49     | 1,711.31     | 1,824.13     | 1,908.13     | 1,999.47     |
| 78095 Kitchen Equipment                  | 12.15       | 15.53       | 29.68       | 41.35       | 43.08       | 69.44       | 87.43       | 58.97       | 32.98       | 24.23       | 16.32       | 14.20       | 445.39       | 475.30       | 506.70       | 530.04       | 555.41       |
| <b>Total 3 RAM Other Expenses</b>        | 626.35      | 1,055.96    | 2,018.09    | 2,813.62    | 2,920.35    | 4,722.05    | 5,944.95    | 4,010.12    | 2,242.07    | 1,647.80    | 1,093.77    | 965.51      | 30,296.43    | 32,324.72    | 34,466.75    | 36,042.43    | 37,767.80    |
| <b>Total 3 RAM Other Expenses</b>        | 626.35      | 1,055.96    | 2,018.09    | 2,813.62    | 2,920.35    | 4,722.05    | 5,944.95    | 4,010.12    | 2,242.07    | 1,647.80    | 1,093.77    | 965.51      | 30,296.43    | 32,324.72    | 34,466.75    | 36,042.43    | 37,767.80    |
| <b>Total 6 Repairs &amp; Maintenance</b> | 1,203.83    | 1,615.00    | 3,086.49    | 4,303.49    | 4,480.18    | 7,221.95    | 9,092.26    | 6,133.13    | 3,429.97    | 2,520.17    | 1,697.29    | 1,476.66    | 46,320.43    | 49,437.80    | 52,697.03    | 55,121.72    | 57,762.51    |
| <b>7 Fixed Expense</b>                   |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 79025 General Insurance                  | 583.31      | 745.38      | 1,424.53    | 1,986.23    | 2,067.77    | 3,333.21    | 4,196.44    | 2,839.67    | 1,580.66    | 1,103.15    | 783.37      | 681.54      | 21,376.66    | 21,806.23    | 22,242.36    | 22,687.20    | 23,140.95    |
| 79030 Property Taxes                     | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 3,336.00    | 40,032.00    | 40,832.64    | 41,640.29    | 42,462.28    | 43,331.92    |
| 79035 Hotel Management Fees              | 729.13      | 931.73      | 1,780.67    | 2,482.76    | 2,584.72    | 4,166.51    | 5,246.55    | 3,538.34    | 1,978.63    | 1,452.94    | 979.21      | 851.02      | 20,723.32    | 20,821.81    | 20,920.13    | 21,018.23    | 21,116.43    |
| <b>Total 7 Fixed Expense</b>             | 4,648.44    | 5,013.11    | 6,541.20    | 7,805.01    | 7,980.49    | 10,835.72   | 12,777.98   | 9,705.62    | 6,897.89    | 5,953.10    | 5,098.57    | 4,869.45    | 84,133.69    | 91,160.68    | 94,293.78    | 96,971.63    | 99,797.40    |
| <b>Total Undistributed Expenses</b>      | 9,489.87    | 11,199.80   | 18,564.81   | 24,290.70   | 25,151.01   | 38,501.36   | 47,608.41   | 33,199.01   | 20,037.30   | 15,027.27   | 11,000.51   | 10,526.20   | 268,545.60   | 280,545.60   | 286,163.93   | 298,137.07   | 310,072.26   |
| <b>Total Expense</b>                     | 13,801.47   | 16,709.42   | 28,094.48   | 38,972.22   | 40,445.50   | 63,139.33   | 78,627.08   | 54,123.02   | 31,733.27   | 24,204.91   | 17,593.98   | 15,563.08   | 433,608.77   | 449,205.48   | 475,841.85   | 496,184.55   | 518,131.20   |
| <b>Net Ordinary Income</b>               | 10,502.82   | 14,348.23   | 30,461.02   | 43,707.24   | 45,721.92   | 75,144.39   | 86,224.47   | 6,821.75    | 34,222.14   | 24,259.82   | 15,499.35   | 12,833.43   | 467,176.68   | 501,522.54   | 537,462.49   | 563,076.53   | 592,686.27   |
| <b>Other Income/Expense</b>              |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| Other Income                             | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| 143025 Interest Income                   | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| 143030 Other Income                      | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total Other Income</b>                | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         | 0.00         | 0.00         | 0.00         | 0.00         |
| <b>Total Other Expense</b>               |             |             |             |             |             |             |             |             |             |             |             |             |              |              |              |              |              |
| 12010 Asset Management Fees              | 486.09      | 621.15      | 1,187.11    | 1,655.19    | 1,723.14    | 2,777.67    | 3,407.03    | 2,358.90    | 1,319.22    | 969.29      | 652.80      | 507.95      | 17,815.55    | 19,014.64    | 20,268.09    | 21,301.43    | 22,216.35    |
| 12020 Mortgage Interest                  | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 22,064.15   | 264,769.80   | 264,769.80   | 264,769.80   | 264,769.80   | 264,769.80   |
| <b>Total Other Expense</b>               | 22,550.24   | 22,685.30   | 23,251.26   | 23,719.34   | 23,787.29   | 24,844.82   | 25,474.18   | 24,423.05   | 23,383.37   | 23,033.44   | 22,716.95   | 22,572.10   | 292,585.35   | 303,784.34   | 295,037.89   | 295,971.23   | 298,986.15   |
| <b>Net Other Income</b>                  | (22,550.24) | (22,685.30) | (23,251.26) | (23,719.34) | (23,787.29) | (24,844.82) | (25,474.18) | (24,423.05) | (23,383.37) | (23,033.44) | (22,716.95) | (22,572.10) | (322,585.35) | (303,784.34) | (295,037.89) | (295,971.23) | (298,986.15) |
| <b>Net Income</b>                        | (12,047.42) | (8,337.07)  | 7,209.76    | 20,007.90   | 21,934.63   | 50,299.57   | 60,750.29   | 31,700.70   | 10,838.76   | 1,226.37    | 17,882.40   | 10,261.33   | 144,591.33   | 217,732.20   | 252,424.60   | 277,995.70   | 305,700.12   |

**YK SOUTHERN BREEZE LLC**

***SOUTHER BREEZE OCEANFRONT***

1901 S OCEAN BLVD  
MYRTLE BEACH



**NUMBER OF ROOMS – 42**

**TYPES OF ROOMS:**

- Standard Double Bed with kitchenette
- Double Bed studio with ocean front balcony
- Accessible King with ocean view balcony
- Double queen studio with ocean view balcony
- King studio with ocean view balcony
- Double bed studio with pool access balcony
- 3 Queen studio with Kitchen
- Standard Double Bed

**AMENITIES:**

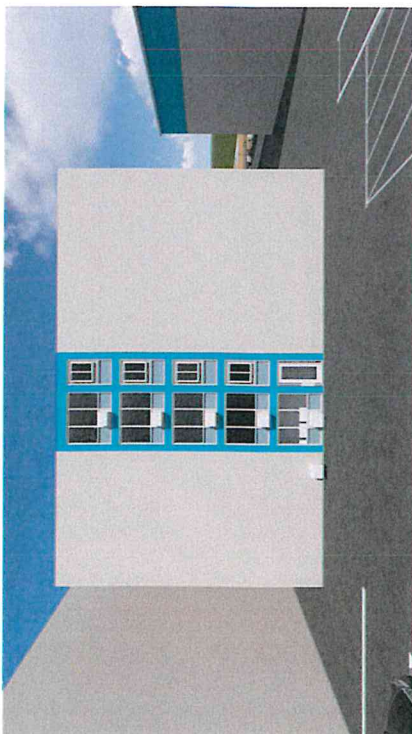
- Ocean Front Room
- Swimming Pool
- High Speed Wi-Fi Availability
- Coin Laundry
- Ocean View Room
- Private Beach Area
- Air Conditioning

**2024 INSURANCE**

**\$27,506**



E A S T



W E S T



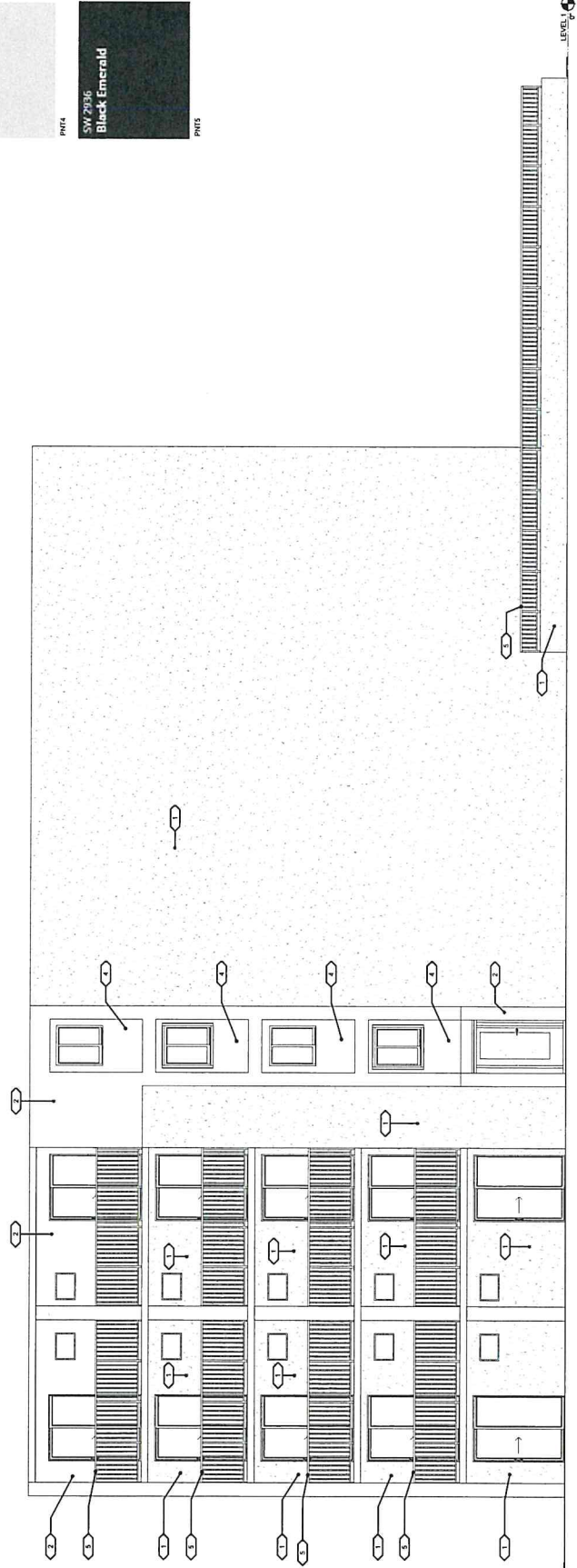
S O U T H - W E S T



S O U T H

# FINISH COLOR LEGEND

|                              |      |
|------------------------------|------|
| SW 0055<br>Light French Gray | PNT1 |
| SW 6555<br>Dynamic Blue      | PNT2 |
| SW 2853<br>Powder Blue       | PNT3 |
| SW 7653<br>Silverpointe      | PNT4 |
| SW 2036<br>Black Emerald     | PNT5 |



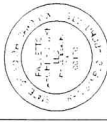
1 ELEVATION- EXTERIOR- SOUTH

1/4" = 1'-0"

PALMETTO  
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YK SOUTHERN BREEZE  
LLC  
MYRTLE BEACH, SC

Presentation  
Summer Breeze

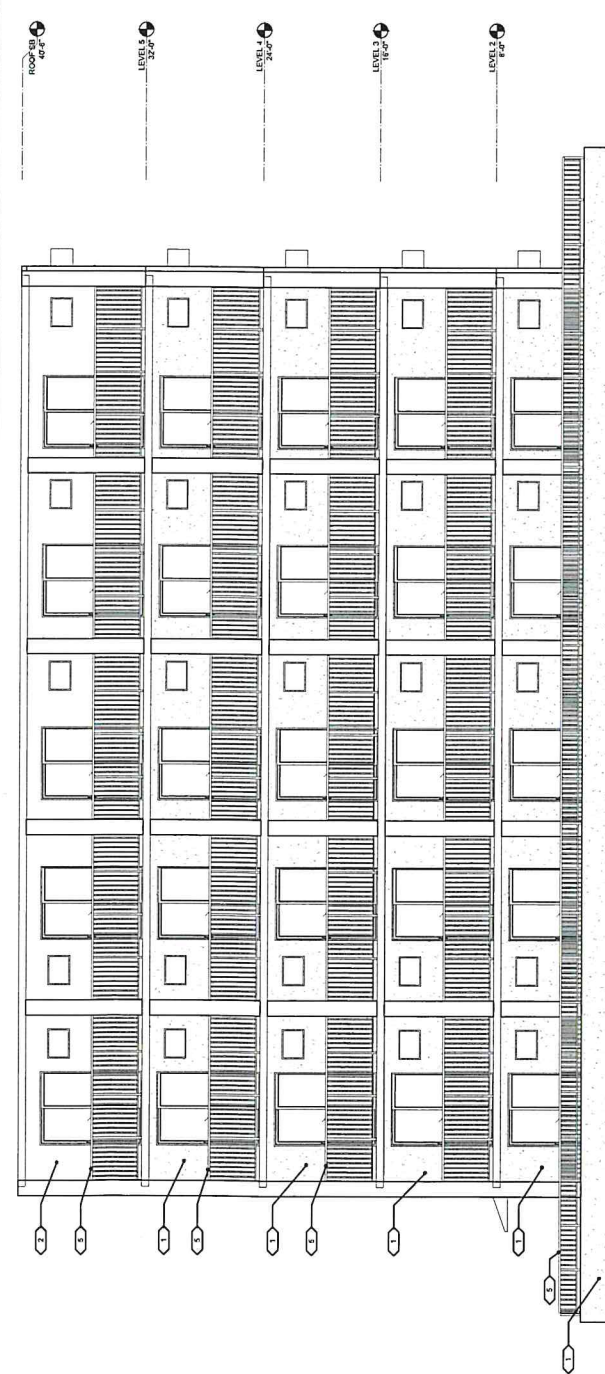
Revisions

PROJECT NO. 235-157  
DRAWN BY: JH  
CHK: JH  
DATE: 12/24

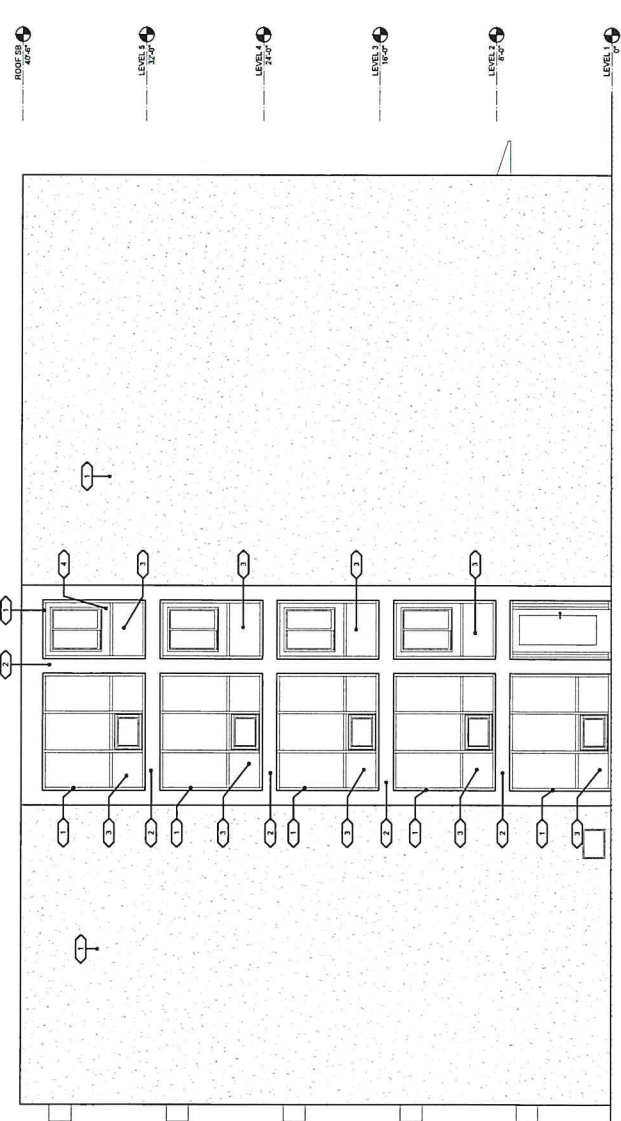
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AP-001

Scale: As Indicated

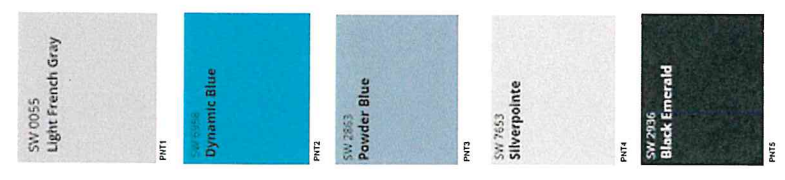


1 ELEVATION - EXTERIOR - EAST  
1/4" = 1'-0"



2 ELEVATION - EXTERIOR - WEST  
1/4" = 1'-0"

FINISH COLOR LEGEND



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YK SOUTHERN BREEZE LLC  
MYRTLE BEACH, SC

Presentation  
Summer Breeze

| Revision |
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PROJECT NO. 23153  
DATE 1-23-24  
DRAWN BY JPH  
CHECKED BY JPH  
DATE 1-23-24  
XXX  
XXX

AP-000  
Scale: As Indicated