

## 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
<b>Total Revenue</b>	<b>\\$758,890</b>

### Cost of Goods Sold (COGS)

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

### 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
<b>Total Operating Expenses</b>		<b>\\$396,872</b>

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### Operating Profit

| | | \\$211,513 |

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### Miscellaneous Expenses

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

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### Net Profit

| | | \\$98,635 |

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### Key Metrics

- **Net Profit Margin:** ~13.0%
- **Gross Margin:** ~80.2%
- **COGS as % of Revenue:** ~19.8%
- **Cap Rate (Based on \$1,650,000 valuation):** 12.82%\*\*
- **EBITDA:** \\$249,458
- **EBITDA Margin:** 32.9%