

Restaurant expenses based on previous 12 months of operation

Available space	Sq. Footage	Notes
Appt	420	Separate entrance, no kitchen
Restaurant	1780	Openings to attached espresso
Espresso drive through	490	Could be walled off from main room, has outside door with drive through window
Covered main entrance	280	
Lawn shed	240	
Total indoor	2690	
Total covered	3210	

Insurance	Monthly cost	Notes
Property	265	
Liability	19	
Total	284	

Taxes	Monthly cost	Notes
Restaurant land	43	Used smaller lot value, can be omitted
Building	161	Reduced based on percent of building used (i.e. does not include attached RV bathrooms)
Total	204	

Maintenance	Monthly cost	Notes
Building maintenance	500	
Total	500	

Utilities	Monthly cost	Notes
Electric	317	
Garbage	103	
Phone/Internet/TV	249	This can be a lot less (previous owner had a lot of TV channels), we can pro-rate our current internet, we have fastest available, or get your own
Propane	149	
Septic pumping	168	Estimated based on use for first three months 2020
Well	77	Split maintenance costs here based on use, will be variable
Total	1063	