

## Columbine Roadhouse Investment Summary

**Price:** \$2,800,000

**Year Built:** 1927

**Square Footage:** 6,234 sq ft

**Lot Size:** 2 acres

**Floors:** 3

---

### Projected Monthly Income (Lodging)

Lodging Type	Rate/Night	Monthly Income (100% Occupancy)
4 Hotel Rooms (Summer)	\$700	\$21,000
4 Hotel Rooms (Winter)	\$580	\$17,400
4 Tent Decks (Summer)	\$200	\$6,000
Third Floor	\$250	\$7,500
Outdoor Cabin	\$250	\$7,500
<b>Total (100% Occupancy)</b>		<b>\$49,500</b>

### Income at Various Occupancy Rates:

- **90%** = \$44,550/month
  - **80%** = \$39,600/month
  - **70%** = \$34,650/month
  - **60%** = \$29,700/month
  - **50%** = \$24,750/month
  - **40%** = \$19,800/month
  - **30%** = \$14,850/month
- 

### Financing Scenario

**Purchase Price:** \$2.8M

**Down Payment (25%):** \$700,000

**Loan Amount:** \$2.1M

**Interest Rate:** 7%

**Estimated Monthly Payment:** \$14,636

---

### Annual Lodging Income (at current 40% occupancy)

- **Gross Income:** \$237,600
- **Expenses:** \$38,500
- **Net Operating Income (NOI):** \$199,100
- **Net Monthly Sales:** \$16,592

---

### **Estimated Annual Expenses**

<b>Category</b>	<b>Amount</b>
Property Tax	\$8,500
Insurance	\$13,000
Propane	\$4,000
Wi-Fi	\$2,000
Maintenance	\$3,000
Electric (Hotel)	\$6,000
Electric (Stage/Bar)	\$1,000
Upper Cabin	\$1,000
<b>Total</b>	<b>\$38,500 or \$3,208/month</b>

---

### **Bar Revenue Projections (based on current average ticket of \$50 per patron)**

<b>Patrons/Day</b>	<b>Daily Revenue</b>	<b>Monthly Revenue</b>
25	\$1,250	\$37,500
50	\$2,500	\$75,000
75	\$3,750	\$112,500
100	\$5,000	\$150,000

---