

**Pigeon Forge, TN**



Dream It...Plan It...Build It...Love It!

**610-593-4556**

**www.ZookCabins.com**

Purchase Price	
Park Model Cabin	\$ 75,000
Infrastructure/Well/Elec/Sewer	25,000
	<u>\$ 100,000</u>
Total Loan Amount*	\$ 65,000

	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Average Daily Rate	\$ 250	\$ 250	\$ 250
Available Nights/Year	365	365	365
Occupancy Rate	50%	80%	100%
Total Nights Booked	183	292	365
<b>Projected Annual Revenue</b>	<b>\$ 45,625</b>	<b>\$ 73,000</b>	<b>\$ 91,250</b>
<u>Annual Expenses</u>			
Mortgage*	\$ 10,374	\$ 10,374	\$ 10,374
Property Tax	520	520	520
Insurance: Hazard/Liability	1,800	1,800	1,800
Management Fee	9,125	14,600	18,250
Electric	2,052	2,052	2,052
Trash	324	324	324
Snow & Mow	2,196	2,196	2,196
Maintenance	5,000	5,000	5,000
Propane	3,744	3,744	3,744
Landscaping	2,004	2,004	2,004
Pest Control	996	996	996
Internet	1,272	1,272	1,272
<b>Projected Annual Expense</b>	<b>\$ 39,407</b>	<b>\$ 44,882</b>	<b>\$ 48,532</b>
<b>Projected Net Income</b>	<b>\$ 6,218</b>	<b>\$ 28,118</b>	<b>\$ 42,718</b>

\* Financing based on 10-year term and fixed rate of 9.99%.

Maximum loan allowance is \$65,000.

## Jackson Hole, WY

Purchase Price	
Park Model Cabin	\$ 95,000
Infrastructure/Well/Elec/Sewer	50,000
	<u>\$ 145,000</u>
 Total Loan Amount*	 \$ 65,000



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	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Average Daily Rate	\$ 450	\$ 450	\$ 450
Available Nights/Year	365	365	365
Occupancy Rate	50%	80%	100%
Total Nights Booked	183	292	365
<b>Projected Annual Revenue</b>	<b>\$ 82,125</b>	<b>\$ 131,400</b>	<b>\$ 164,250</b>
<u>Annual Expenses</u>			
Mortgage*	\$ 10,374	\$ 10,374	\$ 10,374
Property Tax	500	500	500
Insurance: Hazard/Liability	1,800	1,800	1,800
Management Fee	16,425	26,280	32,850
Electric	2,052	2,052	2,052
Trash	324	324	324
Snow & Mow	2,196	2,196	2,196
Maintenance	5,000	5,000	5,000
Propane	3,744	3,744	3,744
Landscaping	2,004	2,004	2,004
Pest Control	996	996	996
Internet	1,272	1,272	1,272
<b>Projected Annual Expense</b>	<b>\$ 46,687</b>	<b>\$ 56,542</b>	<b>\$ 63,112</b>
<b>Projected Net Income</b>	<b>\$ 35,438</b>	<b>\$ 74,858</b>	<b>\$ 101,138</b>

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**Durango, CO**



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Purchase Price	
Park Model Cabin	\$ 95,000
Infrastructure/Well/Elec/Sewer	40,000
	<u>\$ 135,000</u>
Total Loan Amount*	\$ 65,000

	50% Occupancy Rate	80% Occupancy Rate	100% Occupancy Rate
Average Daily Rate	\$ 295	\$ 295	\$ 295
Available Nights/Year	365	365	365
Occupancy Rate	50%	80%	100%
Total Nights Booked	183	292	365
<b>Projected Annual Revenue</b>	<b>\$ 53,838</b>	<b>\$ 86,140</b>	<b>\$ 107,675</b>
<u>Annual Expenses</u>			
Mortgage*	\$ 10,374	\$ 10,374	\$ 10,374
Property Tax	250	250	250
Insurance: Hazard/Liability	1,800	1,800	1,800
Management Fee	10,768	17,228	21,535
Electric	2,052	2,052	2,052
Trash	324	324	324
Snow & Mow	2,196	2,196	2,196
Maintenance	5,000	5,000	5,000
Propane	3,744	3,744	3,744
Landscaping	2,004	2,004	2,004
Pest Control	996	996	996
Internet	1,272	1,272	1,272
<b>Projected Annual Expense</b>	<b>\$ 40,780</b>	<b>\$ 47,240</b>	<b>\$ 51,547</b>
<b>Projected Net Income</b>	<b>\$ 13,058</b>	<b>\$ 38,900</b>	<b>\$ 56,128</b>

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**Sedona, AZ**



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	<u>\$ 135,000</u>
 Total Loan Amount*	 \$ 65,000

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Occupancy Rate	50%	80%	100%
Total Nights Booked	183	292	365
<b>Projected Annual Revenue</b>	<b>\$ 53,838</b>	<b>\$ 86,140</b>	<b>\$ 107,675</b>
<u>Annual Expenses</u>			
Mortgage*	\$ 10,374	\$ 10,374	\$ 10,374
Property Tax	545	545	545
Insurance: Hazard/Liability	1,800	1,800	1,800
Management Fee	10,768	17,228	21,535
Electric	2,052	2,052	2,052
Trash	324	324	324
Snow & Mow	2,196	2,196	2,196
Maintenance	5,000	5,000	5,000
Propane	3,744	3,744	3,744
Landscaping	2,004	2,004	2,004
Pest Control	996	996	996
Internet	1,272	1,272	1,272
<b>Projected Annual Expense</b>	<b>\$ 41,075</b>	<b>\$ 47,535</b>	<b>\$ 51,842</b>
<b>Projected Net Income</b>	<b>\$ 12,763</b>	<b>\$ 38,605</b>	<b>\$ 55,833</b>

\* Financing based on 10-year term and fixed rate of 9.99%.  
Maximum loan allowance is \$65,000.