

# Art's Café Community Owners, LLC

## Annual Operating Projection - Detail

### Expansion to 3 East Main St

	2025	2026	2027	2028	2029
Investor Capital	\$50,000	\$50,000	\$0	\$0	\$0
Owner Bond	\$375,000	\$189,675	\$0	\$0	\$0
Repayment loan from 3EMP	\$0	\$206,000	\$0	\$0	\$0
Debt Service Paid	\$7,080	\$25,804	\$30,804	\$30,804	\$30,804
Cash Distribution from ACM	\$0	\$0	\$3,279	\$0	\$1,856
<b>Total Inflow</b>	<b>\$432,080</b>	<b>\$471,479</b>	<b>\$34,083</b>	<b>\$30,804</b>	<b>\$32,660</b>
Loan to 3EMP, LLC	\$206,000	\$127,000	\$0	\$0	\$0
Loan to ACM	\$0	\$50,000	\$0	\$0	\$0
Equity Investment in ACM	\$47,000	\$47,000	\$0	\$0	\$0
Expenses	\$7,300	\$4,000	\$4,000	\$4,000	\$4,000
Debt Service	\$21,604	\$402,250	\$27,250	\$27,250	\$27,250
<b>Total Outflow</b>	<b>\$281,904</b>	<b>\$630,250</b>	<b>\$31,250</b>	<b>\$31,250</b>	<b>\$31,250</b>
<b>NET</b>	<b>\$150,176</b>	<b>-\$158,771</b>	<b>\$2,833</b>	<b>-\$446</b>	<b>\$1,410</b>
<i>(cash withheld)</i>					
<b>Distribution</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,833</b>	<b>-\$446</b>	<b>\$1,410</b>
<b>Potential distribution For a \$250 investment</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2.68</b>	<b>\$0.00</b>	<b>\$1.33</b>

# Three East Main Property, LLC

## Annual Operating Projection - Detail

	2025	2026	2027	2028	2029
<b>Investment, Loans, Cash</b>					
Investor Capital	\$301,000	\$0	\$0	\$0	\$0
Grants	\$270,000	\$0	\$0	\$0	\$0
ACCO Loan (from Bond II)	\$206,000	\$127,000	\$0	\$0	\$0
SCA X Loan A (Purchase)	\$175,000	\$125,000	\$0	\$0	\$0
Mortgage / Loan	\$0	\$200,000	\$0	\$0	\$0
Deferred Developer Fee	\$72,000	\$0	\$0	\$0	\$0
Master Tenant Lease	\$0	\$46,221	\$46,221	\$46,221	\$46,221
<b>Total Inflow</b>	<b>\$1,024,000</b>	<b>\$498,221</b>	<b>\$46,221</b>	<b>\$46,221</b>	<b>\$46,221</b>
<b>Expenses</b>					
Purchase & Closing	\$231,000	\$0	\$0	\$0	\$0
Construction Costs	\$763,000	\$71,000	\$0	\$0	\$0
Debt Service	\$25,000	\$424,665	\$43,665	\$43,665	\$43,665
Expenses	\$5,000	\$2,000	\$0	\$0	\$0
<b>Total Outflow</b>	<b>\$1,024,000</b>	<b>\$497,665</b>	<b>\$43,665</b>	<b>\$43,665</b>	<b>\$43,665</b>
<b>NET</b>	<b>\$0</b>	<b>\$556</b>	<b>\$2,556</b>	<b>\$2,556</b>	<b>\$2,556</b>
<b>To 3EMO (99%)</b>	<b>\$0</b>	<b>\$551</b>	<b>\$2,531</b>	<b>\$2,531</b>	<b>\$2,531</b>

# Art's Café Management, LLC

## Annual Operating Projection - Detail

Expansion to 3 East Main St

	2025	2026	2027	2028	2029
<b>Food Sales:</b>					
Food	\$580,260	\$615,000	\$700,000	\$790,000	\$800,000
Retail	\$7,000	\$20,000	\$25,000	\$30,000	\$32,000
<b>TOTAL SALES</b>	<b>\$587,260</b>	<b>\$635,000</b>	<b>\$725,000</b>	<b>\$820,000</b>	<b>\$832,000</b>
<b>Cost of Sales:</b>					
Food Costs	\$147,000	\$154,000	\$182,000	\$220,000	\$219,000
Retail	\$7,000	\$10,000	\$12,000	\$15,000	\$16,000
<b>TOTAL COST OF SALES</b>	<b>\$154,000</b>	<b>\$164,000</b>	<b>\$194,000</b>	<b>\$235,000</b>	<b>\$235,000</b>
<b>Gross Profit</b>	<b>\$433,260</b>	<b>\$471,000</b>	<b>\$531,000</b>	<b>\$585,000</b>	<b>\$597,000</b>
<b>Other Income</b>					
Rental Income	\$41,400	\$86,630	\$97,100	\$97,100	\$97,100
5 Apts, Workshop	\$41,400	\$41,400	\$42,400	\$42,400	\$42,400
Kitchen Rental		\$5,000	\$10,000	\$10,000	\$10,000
3 Apts, etc.		\$40,230	\$44,700	\$44,700	\$44,700
<b>Payroll:</b>					
TOTAL PAYROLL	\$343,000	\$400,000	\$440,000	\$488,000	\$505,000
<b>PRIME COST</b>	<b>\$497,000</b>	<b>\$564,000</b>	<b>\$634,000</b>	<b>\$723,000</b>	<b>\$740,000</b>
<b>Expenses</b>					
Total Direct Expenses	\$61,250	\$64,250	\$64,250	\$64,250	\$60,250
Total Occupancy Costs	\$51,150	\$108,571	\$109,371	\$110,571	\$110,571
<b>NET INCOME (before interest)</b>	<b>\$19,260</b>	<b>-\$15,191</b>	<b>\$14,479</b>	<b>\$19,279</b>	<b>\$18,279</b>
Loan from ACCO (new)	\$0	\$50,000	\$0	\$0	\$0
LEAF Loan Debt Service	\$16,972	\$16,972	\$0	\$0	\$0
ACCO Loan Debt Service	\$7,080	\$5,680	\$10,680	\$10,680	\$10,680
Micro Loan Debt Service	\$2,000	\$0	\$0	\$0	\$0
ACCO New Loan Debt Service	\$1,320	\$3,960	\$3,960	\$3,960	\$3,960
<b>CASH FLOW (Minus Debt, Pre tax)</b>	<b>-\$8,112</b>	<b>\$8,197</b>	<b>-\$161</b>	<b>\$4,639</b>	<b>\$3,639</b>
<b>Distribution to ACCO (40%)</b>	<b>\$0</b>	<b>\$3,279</b>	<b>\$0</b>	<b>\$1,856</b>	<b>\$1,456</b>