

Three East Main Owners, LLC

Annual Operating Projection - Detail

Expansion to 3 East Main St

	2025	2026	2027	2028	2029
Investment, Loans, Cash					
Investor Capital	\$325,000	\$0	\$0	\$0	\$0
Cash Withheld	\$0	\$0	\$0	\$0	\$0
Distribution from Property LLC	\$0	\$551	\$2,531	\$2,531	\$2,531
Total Inflow	\$325,000	\$551	\$2,531	\$2,531	\$2,531
Expenses					
Equity in Property	\$301,000	\$0	\$0	\$0	\$0
Expenses	\$24,000	\$2,000	\$2,000	\$2,000	\$2,000
Total Outflow	\$325,000	\$2,000	\$2,000	\$2,000	\$2,000
NET	\$0	-\$1,449	\$531	\$531	\$531
For a \$5000 investment	\$0.00	-\$22.30	\$8.16	\$8.16	\$8.16

Three East Main Property, LLC

Annual Operating Projection - Detail

	2025	2026	2027	2028	2029
Investment, Loans, Cash					
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
Total Inflow	\$1,024,000	\$498,221	\$46,221	\$46,221	\$46,221
Expenses					
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
Total Outflow	\$1,024,000	\$497,665	\$43,665	\$43,665	\$43,665
NET	\$0	\$556	\$2,556	\$2,556	\$2,556
To 3EMO (99%)	\$0	\$551	\$2,531	\$2,531	\$2,531

Art's Café Management, LLC

Annual Operating Projection - Detail

Expansion to 3 East Main St

	2025	2026	2027	2028	2029
Food Sales:					
Food	\$580,260	\$615,000	\$700,000	\$790,000	\$800,000
Retail	\$7,000	\$20,000	\$25,000	\$30,000	\$32,000
TOTAL SALES	\$587,260	\$635,000	\$725,000	\$820,000	\$832,000
Cost of Sales:					
Food Costs	\$147,000	\$154,000	\$182,000	\$220,000	\$219,000
Retail	\$7,000	\$10,000	\$12,000	\$15,000	\$16,000
TOTAL COST OF SALES	\$154,000	\$164,000	\$194,000	\$235,000	\$235,000
Gross Profit	\$433,260	\$471,000	\$531,000	\$585,000	\$597,000
Other Income					
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
Payroll:					
TOTAL PAYROLL	\$343,000	\$400,000	\$440,000	\$488,000	\$505,000
PRIME COST	\$497,000	\$564,000	\$634,000	\$723,000	\$740,000
Expenses					
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
NET INCOME (before interest)	\$19,260	-\$15,191	\$14,479	\$19,279	\$18,279
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
CASH FLOW (Minus Debt, Pre tax)	-\$8,112	\$8,197	-\$161	\$4,639	\$3,639
Distribution to ACCO (40%)	\$0	\$3,279	\$0	\$1,856	\$1,456