

Private Key Resort – Estimated Financial Projection

The financial information and projections presented in this document are estimates only and are provided for illustrative and planning purposes. These figures represent management’s current expectations regarding the potential performance of the beach resort based on available data, market research, and reasonable assumptions.

Actual results may vary materially from the projections presented. Performance outcomes are subject to a variety of factors beyond the control of the management team, including but not limited to weather conditions, seasonality, market dynamics, economic trends, regulatory changes, and other unforeseen circumstances.

While every effort has been made to ensure that the assumptions underlying these projections are reasonable and made in good faith, no representation or warranty is made as to the accuracy or completeness of the projected figures. Stakeholders are encouraged to conduct their own independent analysis and due diligence when evaluating this information.

1. Estimated Revenue

Item	Value
Total Rooms	12
Average Occupancy	70% (8 rooms avg.)
Stay Structure	Monday–Sunday (6 nights)
All-Inclusive Rate	\$350 per person / per night
Occupancy Requirement	2 guests per room
High-End Alcohol Upgrade	\$50 per person / per night

2. Room Revenue Calculation

Revenue Per Room Per Night

2 Guests × \$350 = \$700 per night per room

Weekly Rate for 2 guests \$4,200.

High-End Alcohol (if added):

2 × \$50 = \$100 additional per room per night

Total Potential Per Room Per Night, per week (with alcohol): \$4,800.00

Monthly Room Nights Sold (70% occupancy)

We estimate to use 8 rooms out of the existing 12 rooms this to keep a nice and real occupancy rate.

Base Monthly Room Revenue

1 week per room per person: ($\$350 \times 6$) = \$2,100.00

1 week – per room (2 guests): ($\$700 \times 2$) = \$4,200.00

$\$4,200 \times 12$ rooms = **\$ 50,400.00**

High-End Alcohol Revenue (If 100% Uptake)

HEA Rate is \$50.00 per person, at 2 guests per room, we obtain:

6 nights × \$100.00 = \$600.00

$\$600 \times 12$ rooms: \$7,200.00 (If uptake is lower, this adjusts proportionally.)

3. Total Monthly Revenue

Category	Monthly Revenue
Room Revenue	\$50,400.00
Restaurant Profit	\$18,000.00
Total Monthly Revenue	\$68,400.00

4. Monthly Expenses

Expense Category	Monthly Cost
Labor	\$8,000
Operations (Food/Electric/Housekeeping/Alcohol)	\$30,000
Total Monthly Operating Costs	\$38,000

5. Net Operating Profit

Category	Amount
Estimated Monthly Profit	\$30,400.00
Emergency Reserve (Year 1)	\$10,000.00
Gross Operating Profit (Distributable Profit)	\$20,400/month

During the call it was mentioned that additional revenue stream will come down the road, such as Partnerships and shares received for tours, shopping sprees and more. Additional information will be shared down the road.

This information was shared during our [Investors Call](#) held on Saturday, February 14, 2026. The figures and statements presented are estimates only and are provided for discussion purposes. Actual results may vary based on evolving conditions and other influencing factors.