



Allocation of Space	Total Sq. Ft.	Heated Sq. Ft.
Hotel rooms, Lobby, Hotel offices, Hallways under roof		
Meeting rooms / Banquet rooms		
Kitchen / Food preparation		
Restaurant / Dining Area # Seats: _____		
Bar / Lounge: # Seats: ____ License type: <input type="checkbox"/> Beer/Wine, <input type="checkbox"/> Liquor		
Laundry, Storage, Maintenance		
Other:		
Other:		
Column Totals		

**Attach additional sheets for below information if needed**

A. Detailed description of land and buildings, construction type and quality, major improvements:

B. Hotel Amenities / Unique Features:

C. Area Competition:

D. Description of Local Area and Property Location:

E. Desired Seller Loan Terms For Owner Finance:

Pictures:  Building,  Lobby,  Guest Room,  Bathroom,  Pool Area



Property Name: \_\_\_\_\_

### INCOME AND EXPENSE SUMMARY

INCOME	YEAR 2009	YEAR 2010	YEAR 2011 (Year To Date)
Gross Room Revenue (including taxes)			
Gross Telecommunications Revenue (internet, room and coin phones)			
Vending Income (Net income after expenses)			
Other Income (Net income after expenses)			
<b>Total Income</b>	(A)	(A)	(A)
<b>EXPENSES</b>			
Sales Tax and Tourist Tax			
Franchise Fees			
Marketing and Advertising			
Real Property Taxes			
Property Insurance (all types)			
Workman's Compensation Insurance			
Payroll (Wages, Unemployment, FICA)			
Telephone & Telecommunications			
Water & Sewer			
Garbage Collection			
Electric			
Gas (natural or propane)			
Cable or Satellite TV			
Bank charges and credit card processing fees			
Office Supplies			
Laundry and Janitorial supplies			
Maintenance repairs & supplies (excluding employee labor)			
Capital Improvements (roof, boiler, furniture, appliances, etc.)			
Leases and Rentals Expense (equipment, real property)			
All Other Expenses (Excluding Mortgage Payments)			
<b>Total Expenses</b>	(B)	(B)	(B)
<b>NET OPERATING INCOME (NOI)</b> Subtract Line (A) - (B)			

Room revenues are verifiable reported income, OR  Room revenues are estimated.

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Return To: FirstTrust Realty, Inc.  
882 E. Coquina Drive  
Daytona Beach, FL 32117

Contact: Fred Hoffmann

Telephone: (386) 252-5500  
FAX: (386) 252-5500

Email: [fredhoffmann44@hotmail.com](mailto:fredhoffmann44@hotmail.com)