

Projected Two-year Revenues and Expenditures

Galt's Gulch Chile

Conversion
CLP/US 475

Capital
Total overall capital needed minimum \$ 28,730,444

Operating for 24 months

Revenues				
Electric	Per unit/Mo	\$	80	987,600
Water	Per unit/Mo	\$	20	246,900
Organic farm				2,520,000
Wind Power Leases	5	\$	175,000	875,000
Construction commission				20,000,000
Fishery Income				1,200,000
Clubhouse and golf	1,000	\$	1,500	1,500,000
Total revenue				27,329,500

Support Costs				
Salaries				(482,400)
Bonuses & raises				(200,000)
Office rent	24	\$	5,000	(120,000)
Organic Farm operations			70%	(1,764,000)
Office expense	24	\$	500	(12,000)
Fishery Maint	1	\$	120,000	(120,000)
Computers, furniture etc	1	\$	20,000	(20,000)
Trucks	3	\$	31,579	(94,737)
Fuel	24	\$	16,421	(394,104)
Maintenance	24	\$	300	(7,200)
Tolls & insurance	24	\$	36,000	(864,000)

Total estimated support cost (4,078,441)

Revenues				
Land Sales	4,894	Total hectares		
	100%	of lots are sold		
	Size	No. of lots	Price each	
	1/2 ha	500	\$ 30,000	15,000,000
	1/2 ha	1,000	\$ 50,000	50,000,000
	1 ha	300	\$ 80,000	24,000,000
	1 1/2 + ha	200	\$ 150,000	30,000,000
				0
Development				
Landscaping/Terracing	700	\$	70,000	49,000,000
Clubhouse and golf	5,000	\$	5,600	28,000,000
Antannae leases	5	\$	700,000	3,500,000
Total expected revenue				199,500,000

Development Costs			Unit cost	Total
Land purchase	1	\$	4,000,000	(4,000,000)
Sales Commissions	7%			(8,330,000)
Purchase costs	1	\$	383,758	(383,758)
Roads (KM) new	12	\$	55,000	(660,000)
Roads (KM) existing	7	\$	35,714	(249,998)
Underground wire & pipe	1	\$	60,000	(60,000)
Generators (3 x 1MW)	3	\$	100,000	(300,000)
Golf Course	1	\$	3,000,000	(3,000,000)
Well	1	\$	50,000	(50,000)
Setup Organic Farm	1	\$	3,000,000	(3,000,000)
Dams	3	\$	400,000	(1,200,000)
Upgrade Springs	1	\$	45,000	(45,000)
Perimeter Fence	28	\$	31,645	(886,060)
Internal Fencing	1	\$	75,000	(75,000)
Clearing & leveling	1	\$	100,000	(100,000)
Gate & guard shack	1	\$	60,000	(60,000)
Clubhouse	1	\$	750,000	(750,000)
Analysis Team/wk	2	\$	10,526	(21,052)
Analysis team long wk	0	\$	5,474	0
Landscaping/Terracing	700	\$	20,000	(14,000,000)
Fishery (Salmon/Trout)	1	\$	252,632	(252,632)
Estimated overages	10%			(2,470,974)
Total expected expenditures				(39,894,474)

10k shares authorized
percent owned by nonresidents 75%
3 classes of shares
20% Class A US\$10,000
60% Class B 5000
20% Class C 3000

Breakeven from \$50 798 40%
 Lots in reserve ####

Net cash capital gain/(loss) \$159,605,526

Net operating profit/(loss) \$23,251,059

IF we finance sold lots		20%	cash discount	
THIS DOES NOT INCLUDE REVENUE OTHER THAN LOT SALES				
	Total cash price	119,000,000	Financed lots are priced higher	
20%	Total cash purchas	23,800,000		
	Total financed price	119,000,000	There is a 0.2 discount for cash	
	0.2 down payment	23,800,000		\$ 75,625,000
	Cash profit for 2 yr: or approx / mo	7,705,526 321,064		\$ 15,125,000
80%	Financed profit	95,200,000	20% Down pmt	
			9.0% Financing rate	
			15 Years	
	Monthly revenue \$	965,582		
	Annual Revenue	11,586,981		
	Total of payments	173,804,722		
	Financing profit	78,604,722	49% of cash capital gain	

Total profit 2 yea 261,461,307