REVIVA	Scenar	io 4: Bes	st Case Project	cions++ (Inc. Demand & Pricing)								
Maximum Cost PPPW (EUR) € 2,600.00 EUR NOTES												
Maximum Cost PPPN (EUR)	€	371.43	EUR	1. Scenario 4 figures are based on a maximum cost PPPW of €2,600 or £2,162 which is a below average price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week PLUS a seasonal increase of 15% in Jun, Jul, Aug & Sep								
Maximum Cost PPPW (GBP)	£	2,161.90	GRD	2. Scenario 4 figures are based on same nightly occupancy rate as Scenario 3. With focused marketing, global networking, and premium facilities condusive to year round operation this could be increased.								
Maximum Cost PPPN (GBP)	£	308.84	GDF	3. Scenario 4 figures are based on higher room occupancy rates than Scenario 3, based on real time conversations with fitness and wellness professionals who indicate strong year round demand.								
EUR -> GBP		0.8315	FX Rate @ Nov 2024	4. A 5% annual increase (for inflation) has been included across all costs								
TOTAL rooms		14		5. PPPN based on 7 nights								
Max Occupancy per room		2										

TOTALTOOMS		3. PPPN based on 7	iligiits													
Max Occupancy per room		2	!													
				_												
Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Pre-paid	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase>								10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase>								5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	14	60%	1	60%	€10,483.20	€26,208.00	€30,270.24	€33,153.12	€35,865.65	€38,368.51	€40,622.40	€42,928.70	€45,287.42	€47,698.56	€50,162.11
February	28	21	70%	1	60%	€18,345.60	€45,864.00	€52,972.92	€58,017.96	€62,764.88	€67,144.90	€71,089.20	€75,125.23	€79,252.99	€83,472.48	€87,783.70
March	31	21	70%	2	70%	€42,806.40	€107,016.00	€123,603.48	€135,375.24	€146,451.40	€156,671.42	€165,874.80	€175,292.21	€184,923.65	€194,769.12	€204,828.62
April	30	28	70%	2	80%	€65,228.80	€163,072.00	€188,348.16	€206,286.08	€223,164.03	€238,737.41	€252,761.60	€267,111.94	€281,788.42	€296,791.04	€310,217.14
May	31	28	80%	2	90%	€83,865.60	€209,664.00	€242,161.92	€265,224.96	€286,014.86	€298,450.29	€310,885.71	€323,321.14	€335,756.57	€348,192.00	€360,627.43
June	30	28	85%	2	115%	€113,859.20	€284,648.00	€322,920.00	€338,297.14	€353,674.29	€369,051.43	€384,428.57	€399,805.71	€415,182.86	€430,560.00	€445,937.14
July	31	28	85%	2	115%	€113,859.20	€284,648.00	€328,768.44	€349,573.71	€365,463.43	€381,353.14	€397,242.86	€413,132.57	€429,022.29	€444,912.00	€460,801.71
August	31	28	85%	2	115%	€113,859.20	€284,648.00	€328,768.44	€349,573.71	€365,463.43	€381,353.14	€397,242.86	€413,132.57	€429,022.29	€444,912.00	€460,801.71
September	30	28	85%	2	115%	€113,859.20	€284,648.00	€322,920.00	€338,297.14	€353,674.29	€369,051.43	€384,428.57	€399,805.71	€415,182.86	€430,560.00	€445,937.14
October	31	28	80%	2	80%	€74,547.20	€186,368.00	€215,255.04	€235,755.52	€254,235.43	€265,289.14	€276,342.86	€287,396.57	€298,450.29	€309,504.00	€320,557.71
November	30	21	70%	2	70%	€42,806.40	€107,016.00	€123,603.48	€135,375.24	€146,451.40	€156,671.42	€165,874.80	€175,292.21	€184,923.65	€194,769.12	€204,828.62
December	31	14	60%	1	60%	€10,483.20	€26,208.00	€30,270.24	€33,153.12	€35,865.65	€38,368.51	€40,622.40	€42,928.70	€45,287.42	€47,698.56	€50,162.11
Total Revenue						€804,003.20	€2,010,008.00	€2,309,862.36	€2,478,082.95	€2,629,088.72	€2,760,510.75	€2,887,416.63	€3,015,273.28	€3,144,080.69	€3,273,838.88	€3,402,645.17
Costs		includes	5%	annual increase acre	oss all costs											
Accountancy Fees							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services							-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity							-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water							-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)							-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97

Costs		incl	udes	5% ann	ual increase	across all costs											
Accountancy Fees								-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services								-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity								-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water								-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)								-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen								-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning>	2	@	€	26,000.00 per	annum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen>	1	@	€	26,000.00 per	annum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen>	2	@	€	26,000.00 per	annum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance>	1	@	€	26,000.00 per	annum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€	32,000.00 per	annum			-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,642.50
Staff - Bonuses				20% per	annum			-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15	5.00 per p	erson per day				-€85,995.00	-€98,913.47	-€101,674.28	-€103,532.15	-€104,388.80	-€104,959.89	-€105,530.99	-€106,102.08	-€106,673.18	-€107,174.72
Marketing								-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance								-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment								-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance								-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,783.21
Vehicle(s)								-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @		7%	Appro	ox (range from 5-8%)				-€140,700.56	-€161,690.37	-€173,465.81	-€184,036.21	-€193,235.75	-€202,119.16	-€211,069.13	-€220,085.65	-€229,168.72	-€238,185.16
Investor Interest @		8%	Paid E	EOY					-€168,000.00	-€64,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Total Costs								-€632,295.56	-€821,983.83	-€752,189.09	-€721,269.81	-€753,011.07	-€785,234.90	-€818,663.76	-€853,354.55	-€889,367.06	-€926,561.30
Total Revenue minus Total Costs							€804,003.20	€1,377,712.44	€1,487,878.53	€1,725,893.86	€1,907,818.91	€2,007,499.68	€2,102,181.73	€2,196,609.52	€2,290,726.14	€2,384,471.82	€2,476,083.87
Less	Busi	ness Taxes (Yr	s 1-2 @ 159	6, Yrs 3+ @ 25%)		-15% -25	%	-€206,656.87	-€223,181.78	-€431,473.47	-€476,954.73	-€501,874.92	-€525,545.43	-€549,152.38	-€572,681.54	-€596,117.95	-€619,020.97
Annual Profit							€804,003.20	€1,171,055.57	€1,264,696.75	€1,294,420.40	€1,430,864.18	€1,505,624.76	€1,576,636.29	€1,647,457.14	€1,718,044.61	€1,788,353.86	€1,857,062.90
Investor Capital Repayments	-€4,	000,000.00					-€700,000.00	-€1,200,000.00	-€1,300,000.00	-€800,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Cashflow							€104,003.20	€75,058.77	€39,755.52	€534,175.92	€1,965,040.10	€3,470,664.86	€5,047,301.15	€6,694,758.30	€8,412,802.90	€10,201,156.77	€12,058,219.67

REVIVA Sco	enaric	3: Bes	t Case Project	tions
Maximum Cost PPPW (EUR)	€	2,400.00	ELID	NOTES
Maximum Cost PPPN (EUR)	€	342.86	EUR	1. Scenario 3 figures are based on a maximum cost PPPW of €2,400 or £1,995 which is a below average price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week.
Maximum Cost PPPW (GBP)	£	1,995.60	GRD	2. Scenario 3 figures are based on a higher nightly occupancy rate. With focused marketing, global networking, and premium facilities condusive to year round operation this could be increased.
Maximum Cost PPPN (GBP)	£	285.09	dbr	3. Scenario 3 figures are based on higher room occupancy rates.
EUR -> GBP		0.8315	FX Rate @ Nov 2024	4. A 5% annual increase (for inflation) has been included across all costs
TOTAL rooms		14		5. PPPN based on 7 nights
Max Occupancy per room		2		

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Max Occupancy per room		2	!													
Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Pre-paid	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase>								10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase>								5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	14	60%	1	60%	€9,676.80	€24,192.00	€27,941.76	€30,602.88	€33,106.75	€35,417.09	€37,497.60	€39,626.50	€41,803.78	€44,029.44	€46,303.49
February	28	14	70%	1	60%	€11,289.60	€28,224.00	€32,598.72	€35,703.36	€38,624.54	€41,319.94	€43,747.20	€46,230.91	€48,771.07	€51,367.68	€54,020.74
March	31	21	70%	1	70%	€19,756.80	€49,392.00	€57,047.76	€62,480.88	€67,592.95	€72,309.89	€76,557.60	€80,904.10	€85,349.38	€89,893.44	€94,536.29
April	30	28	70%	2	80%	€60,211.20	€150,528.00	€173,859.84	€190,417.92	€205,997.57	€220,372.99	€233,318.40	€246,564.86	€260,112.38	€273,960.96	€286,354.29
May	31	28	80%	2	80%	€68,812.80	€172,032.00	€198,696.96	€217,620.48	€234,678.86	€244,882.29	€255,085.71	€265,289.14	€275,492.57	€285,696.00	€295,899.43
June	30	28	85%	2	100%	€91,392.00	€228,480.00	€259,200.00	€271,542.86	€283,885.71	€296,228.57	€308,571.43	€320,914.29	€333,257.14	€345,600.00	€357,942.86
July	31	28	85%	2	100%	€91,392.00	€228,480.00	€263,894.40	€280,594.29	€293,348.57	€306,102.86	€318,857.14	€331,611.43	€344,365.71	€357,120.00	€369,874.29
August	31	28	85%	2	100%	€91,392.00	€228,480.00	€263,894.40	€280,594.29	€293,348.57	€306,102.86	€318,857.14	€331,611.43	€344,365.71	€357,120.00	€369,874.29
September	30	28	85%	2	100%	€91,392.00	€228,480.00	€259,200.00	€271,542.86	€283,885.71	€296,228.57	€308,571.43	€320,914.29	€333,257.14	€345,600.00	€357,942.86
October	31	28	80%	2	80%	€68,812.80	€172,032.00	€198,696.96	€217,620.48	€234,678.86	€244,882.29	€255,085.71	€265,289.14	€275,492.57	€285,696.00	€295,899.43
November	30	14	70%	2	70%	€26,342.40	€65,856.00	€76,063.68	€83,307.84	€90,123.94	€96,413.18	€102,076.80	€107,872.13	€113,799.17	€119,857.92	€126,048.38
December	31	14	60%	1	60%	€9,676.80	€24,192.00	€27,941.76	€30,602.88	€33,106.75	€35,417.09	€37,497.60	€39,626.50	€41,803.78	€44,029.44	€46,303.49
Total Revenue						€640,147.20	€1,600,368.00	€1,839,036.24	€1,972,631.01	€2,092,378.79	€2,195,677.60	€2,295,723.77	€2,396,454.71	€2,497,870.41	€2,599,970.88	€2,700,999.81
Costs		includes	5%	annual increase acro	oss all costs											
Accountancy Fees							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services							-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity							-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water							-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)							-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen							-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff D/T Host & Cleaning	2	@	£ 26,000,00	ner annum			-£52 000 00	-£54 600 00	-£57 330 00	-F60 106 50	-£62 206 32	-£66 366 6A	-F60 684 07	-£72 160 22	-£76 927 69	-£80 669 07

Costs		inclu	ıdes	5% annu	al increase acr	ross all costs											
Accountancy Fees								-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services								-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity								-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water								-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)								-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen								-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning>	2	@	€	26,000.00 per a	nnum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen>	1	@	€	26,000.00 per a	nnum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen>	2	@	€	26,000.00 per a	nnum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance>	1	@	€	26,000.00 per a	nnum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€	32,000.00 per a	nnum			-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,642.50
Staff - Bonuses				20% per a	nnum			-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15	.00 per person	per day				-€79,821.00	-€91,782.50	-€94,219.18	-€95,817.74	-€96,479.90	-€96,921.34	-€97,362.78	-€97,804.22	-€98,245.67	-€98,617.55
Marketing								-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance								-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment								-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance								-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,783.21
Vehicle(s)								-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @		7%	Approx (ra	nge from 5-8%)				-€112,025.76	-€128,732.54	-€138,084.17	-€146,466.52	-€153,697.43	-€160,700.66	-€167,751.83	-€174,850.93	-€181,997.96	-€189,069.99
Investor Interest @		8%	Paid EOY						-€212,000.00	-€140,000.00	-€72,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Total Costs								-€597,446.76	-€825,895.03	-€785,352.35	-€747,985.70	-€705,563.86	-€735,777.85	-€767,178.25	-€799,821.98	-€833,768.79	-€868,888.96
Total Revenue minus Total Costs							€640,147.20	€1,002,921.24	€1,013,141.21	€1,187,278.66	€1,344,393.08	€1,490,113.75	€1,559,945.92	€1,629,276.45	€1,698,048.43	€1,766,202.09	€1,832,110.85
Less	Busi	ness Taxes (Yrs	1-2 @ 15%, Yrs	3+ @ 25%)	-15	% -2	5%	-€150,438.19	-€151,971.18	-€296,819.66	-€336,098.27	-€372,528.44	-€389,986.48	-€407,319.11	-€424,512.11	-€441,550.52	-€458,027.71
Annual Profit							€640,147.20	€852,483.05	€861,170.03	€890,458.99	€1,008,294.81	€1,117,585.31	€1,169,959.44	€1,221,957.34	€1,273,536.33	€1,324,651.57	€1,374,083.14
Investor Capital Repayments	-€4,0	000,000.00					-€600,000.00	-€750,000.00	-€900,000.00	-€850,000.00	-€900,000.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00
Cashflow							€40,147.20	€142,630.25	€103,800.28	€144,259.27	€252,554.09	€1,370,139.40	€2,540,098.84	€3,762,056.18	€5,035,592.50	€6,360,244.07	€7,734,327.21

REVIVA s	cenari	io 2: Bas	e Case Project	tions
Maximum Cost PPPW (EUR)	€	2,000.00	ELID	NOTES
Maximum Cost PPPN (EUR)	€	285.71	EUR	1. Scenario 2 figures are based on a maximum cost PPPW of €2,000 or £1,670 which is a low price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week.
Maximum Cost PPPW (GBP)	£	1,663.00	GRD	2. Scenario 2 figures are based on a mid-range nightly occupancy rate. With focused marketing, global networking, and premium facilities condusive to year round operation this could be increased.
Maximum Cost PPPN (GBP)	£	237.57	dbr	3. Scenario 2 figures are based on mid-range room occupancy rates.
EUR -> GBP		0.8315	FX Rate @ Nov 2024	4. A 5% annual increase (for inflation) has been included across all costs
TOTAL rooms		14		5. PPPN based on 7 nights
Max Occupancy per room		2		

Max Occupancy per room		2	!													
Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Pre-paid	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase>								10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase>								5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	7	60%	1	60%	€4,032.00	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
February	28	7	60%	1	60%	€4,032.00	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
March	31	14	60%	1	70%	€9,408.00	€23,520.00	€27,165.60	€29,752.80	€32,187.12	€34,433.28	€36,456.00	€38,525.76	€40,642.56	€42,806.40	€45,017.28
April	30	21	70%	2	80%	€37,632.00	€94,080.00	€108,662.40	€119,011.20	€128,748.48	€137,733.12	€145,824.00	€154,103.04	€162,570.24	€171,225.60	€180,069.12
May	31	28	70%	2	80%	€50,176.00	€125,440.00	€144,883.20	€158,681.60	€171,664.64	€183,644.16	€194,432.00	€205,470.72	€216,760.32	€228,300.80	€240,092.16
June	30	28	80%	2	100%	€71,680.00	€179,200.00	€206,976.00	€226,285.71	€236,571.43	€246,857.14	€257,142.86	€267,428.57	€277,714.29	€288,000.00	€298,285.71
July	31	28	80%	2	100%	€71,680.00	€179,200.00	€206,976.00	€226,688.00	€244,457.14	€255,085.71	€265,714.29	€276,342.86	€286,971.43	€297,600.00	€308,228.57
August	31	28	80%	2	100%	€71,680.00	€179,200.00	€206,976.00	€226,688.00	€244,457.14	€255,085.71	€265,714.29	€276,342.86	€286,971.43	€297,600.00	€308,228.57
September	30	28	80%	2	100%	€71,680.00	€179,200.00	€206,976.00	€226,285.71	€236,571.43	€246,857.14	€257,142.86	€267,428.57	€277,714.29	€288,000.00	€298,285.71
October	31	21	70%	2	80%	€37,632.00	€94,080.00	€108,662.40	€119,011.20	€128,748.48	€137,733.12	€145,824.00	€154,103.04	€162,570.24	€171,225.60	€180,069.12
November	30	14	60%	2	70%	€18,816.00	€47,040.00	€54,331.20	€59,505.60	€64,374.24	€68,866.56	€72,912.00	€77,051.52	€81,285.12	€85,612.80	€90,034.56
December	31	7	60%	1	60%	€4,032.00	€10,080.00	€11,642.40	€12,751.20	€13,794.48	€14,757.12	€15,624.00	€16,511.04	€17,418.24	€18,345.60	€19,293.12
Total Revenue						€452,480.00	€1,131,200.00	€1,306,536.00	€1,430,163.43	€1,529,163.54	€1,610,567.31	€1,688,034.29	€1,766,330.06	€1,845,454.63	€1,925,408.00	€2,006,190.17
Costs		includes	5%	annual increase acro	ess all costs											
Accountancy Fees							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services							-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity							-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water							-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92

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Costs		includ	les	5% annual increase across all co	osts											
Accountancy Fees							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services							-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity							-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water							-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)							-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen							-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning>	2	@	€	26,000.00 per annum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen>	1	@	€	26,000.00 per annum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen>	2	@	€	26,000.00 per annum			-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance>	1	@	€	26,000.00 per annum			-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€	32,000.00 per annum			-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,642.50
Staff - Bonuses				20% per annum			-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15.0	00 per person p	per day			-€66,150.00	-€76,403.25	-€79,835.81	-€81,749.24	-€82,647.56	-€83,246.44	-€83,845.31	-€84,444.19	-€85,043.07	-€85,641.95
Marketing							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance							-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment							-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance							-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,783.21
Vehicle(s)							-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @		7%	Approx (ran	ge from 5-8%)			-€79,184.00	-€91,457.52	-€100,111.44	-€107,041.45	-€112,739.71	-€118,162.40	-€123,643.10	-€129,181.82	-€134,778.56	-€140,433.31
Investor Interest @		8%	Paid EOY					-€256,000.00	-€220,000.00	-€180,000.00	-€140,000.00	-€88,000.00	-€28,000.00	€0.00	€0.00	€0.00
Total Costs							-€550,934.00	-€817,240.77	-€812,996.25	-€802,492.14	-€790,773.79	-€767,564.68	-€737,552.06	-€740,792.84	-€773,346.79	-€807,276.68
Total Revenue minus Total Costs						€452,480.00	€580,266.00	€489,295.23	€617,167.18	€726,671.40	€819,793.52	€920,469.60	€1,028,778.00	€1,104,661.79	€1,152,061.21	€1,198,913.49
Less	Business	Taxes (Yrs 1	l-2 @ 15%, Yrs 3	+ @ 25%) -15%	-25%		-€87,039.90	-€73,394.28	-€154,291.80	-€181,667.85	-€204,948.38	-€230,117.40	-€257,194.50	-€276,165.45	-€288,015.30	-€299,728.37
Annual Profit						€452,480.00	€493,226.10	€415,900.95	€462,875.39	€545,003.55	€614,845.14	€690,352.20	€771,583.50	€828,496.34	€864,045.90	€899,185.12
Investor Capital Repayments	-€4,000,	000.00				-€400,000.00	-€400,000.00	-€450,000.00	-€500,000.00	-€500,000.00	-€650,000.00	-€750,000.00	-€350,000.00	€0.00	€0.00	€0.00
Cashflow						€52,480.00	€145,706.10	€111,607.05	€74,482.43	€119,485.99	€84,331.13	€24,683.33	€446,266.83	€1,274,763.17	€2,138,809.07	€3,037,994.19

REVIVA s	cenari	io 1: We	ak Case Proje	ctions
Maximum Cost PPPW (EUR)	€	1,800.00	ELID	NOTES
Maximum Cost PPPN (EUR)	€	257.14	EUR	1. Scenario 1 figures are based on a maximum cost PPPW of €1,800 or £1,500 which is a low price point for the product offering and target market. Weekly rates for similar offerings can be €4,000+ per week.
Maximum Cost PPPW (GBP)	£	1,496.70	GRD	2. Scenario 1 figures are based on a lower nightly occupancy rate. With focused marketing, global networking, and premium facilities condusive to year round operation this could be increased.
Maximum Cost PPPN (GBP)	£	213.81	GDF	3. Scenario 1 figures are based on lower room occupancy rates.
EUR -> GBP		0.8315	FX Rate @ Nov 2024	4. A 5% annual increase (for inflation) has been included across all costs
TOTAL rooms		14		5. PPPN based on 7 nights
Max Occupancy per room		2		

Max Occupancy per room		2														
Revenue	Month Days	Occup. Nights	Occup. % (of TOTAL rooms)	Occup. (per room)	Seasonal Rate Adj. %	Year 1 Pre-paid	Year 1 Revenue	Year 2 Revenue	Year 3 Revenue	Year 4 Revenue	Year 5 Revenue	Year 6 Revenue	Year 7 Revenue	Year 8 Revenue	Year 9 Revenue	Year 10 Revenue
Occupancy Increase>								10%	5%	4%	3%	2%	2%	2%	2%	2%
Rate Increase>								5%	5%	5%	5%	5%	5%	5%	5%	5%
January	31	7	50%	1	60%	€3,024.00	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
February	28	7	50%	1	60%	€3,024.00	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
March	31	14	50%	1	70%	€7,056.00	€17,640.00	€20,374.20	€22,314.60	€24,140.34	€25,824.96	€27,342.00	€28,894.32	€30,481.92	€32,104.80	€33,762.96
April	30	14	60%	2	80%	€19,353.60	€48,384.00	€55,883.52	€61,205.76	€66,213.50	€70,834.18	€74,995.20	€79,252.99	€83,607.55	€88,058.88	€92,606.98
May	31	21	60%	2	80%	€29,030.40	€72,576.00	€83,825.28	€91,808.64	€99,320.26	€106,251.26	€112,492.80	€118,879.49	€125,411.33	€132,088.32	€138,910.46
June	30	28	75%	2	100%	€60,480.00	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€231,428.57	€240,685.71	€249,942.86	€259,200.00	€268,457.14
July	31	28	75%	2	100%	€60,480.00	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€234,360.00	€247,665.60	€258,274.29	€267,840.00	€277,405.71
August	31	28	75%	2	100%	€60,480.00	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€234,360.00	€247,665.60	€258,274.29	€267,840.00	€277,405.71
September	30	28	75%	2	100%	€60,480.00	€151,200.00	€174,636.00	€191,268.00	€206,917.20	€221,356.80	€231,428.57	€240,685.71	€249,942.86	€259,200.00	€268,457.14
October	31	21	60%	2	80%	€29,030.40	€72,576.00	€83,825.28	€91,808.64	€99,320.26	€106,251.26	€112,492.80	€118,879.49	€125,411.33	€132,088.32	€138,910.46
November	30	14	50%	1	70%	€7,056.00	€17,640.00	€20,374.20	€22,314.60	€24,140.34	€25,824.96	€27,342.00	€28,894.32	€30,481.92	€32,104.80	€33,762.96
December	31	7	50%	1	60%	€3,024.00	€7,560.00	€8,731.80	€9,563.40	€10,345.86	€11,067.84	€11,718.00	€12,383.28	€13,063.68	€13,759.20	€14,469.84
Total Revenue						€342,518.40	€856,296.00	€989,021.88	€1,083,214.44	€1,171,841.08	€1,253,617.34	€1,321,395.94	€1,388,653.08	€1,451,019.37	€1,511,802.72	€1,573,089.06
Costs		includes	5%	annual increase acro	oss all costs											
Accountancy Fees							-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services							-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity							-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water							-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)							-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen							-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28

Costs		inclu	des	5% annual increase across all	costs										
Accountancy Fees					,	-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
IT services						-€4,000.00	-€4,200.00	-€4,410.00	-€4,630.50	-€4,862.03	-€5,105.13	-€5,360.38	-€5,628.40	-€5,909.82	-€6,205.31
Electricity						-€30,000.00	-€31,500.00	-€33,075.00	-€34,728.75	-€36,465.19	-€38,288.45	-€40,202.87	-€42,213.01	-€44,323.66	-€46,539.85
Water						-€15,000.00	-€15,750.00	-€16,537.50	-€17,364.38	-€18,232.59	-€19,144.22	-€20,101.43	-€21,106.51	-€22,161.83	-€23,269.92
Internet (Starlink)						-€6,000.00	-€6,300.00	-€6,615.00	-€6,945.75	-€7,293.04	-€7,657.69	-€8,040.57	-€8,442.60	-€8,864.73	-€9,307.97
Linen						-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Staff - P/T Host & Cleaning>	2	@	€	26,000.00 per annum		-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - P/T Host & Cleaning + Kitchen>	1	@	€	26,000.00 per annum		-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Kitchen>	2	@	€	26,000.00 per annum		-€52,000.00	-€54,600.00	-€57,330.00	-€60,196.50	-€63,206.33	-€66,366.64	-€69,684.97	-€73,169.22	-€76,827.68	-€80,669.07
Staff - Garden/Maintenance>	1	@	€	26,000.00 per annum		-€26,000.00	-€27,300.00	-€28,665.00	-€30,098.25	-€31,603.16	-€33,183.32	-€34,842.49	-€36,584.61	-€38,413.84	-€40,334.53
Staff - Manager	1	@	€	32,000.00 per annum		-€32,000.00	-€33,600.00	-€35,280.00	-€37,044.00	-€38,896.20	-€40,841.01	-€42,883.06	-€45,027.21	-€47,278.57	-€49,642.50
Staff - Bonuses				20% per annum		-€37,600.00	-€39,480.00	-€41,454.00	-€43,526.70	-€45,703.04	-€47,988.19	-€50,387.60	-€52,906.98	-€55,552.32	-€58,329.94
Food @	€	15	.00 per person p	er day		-€54,537.00	-€62,990.24	-€65,853.43	-€68,143.98	-€69,861.90	-€70,719.89	-€71,494.73	-€71,997.41	-€72,401.81	-€72,806.20
Marketing						-€5,000.00	-€5,250.00	-€5,512.50	-€5,788.13	-€6,077.53	-€6,381.41	-€6,700.48	-€7,035.50	-€7,387.28	-€7,756.64
Insurance						-€10,000.00	-€10,500.00	-€11,025.00	-€11,576.25	-€12,155.06	-€12,762.82	-€13,400.96	-€14,071.00	-€14,774.55	-€15,513.28
Equipment						-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11	-€31,026.56
Maintenance						-€25,000.00	-€26,250.00	-€27,562.50	-€28,940.63	-€30,387.66	-€31,907.04	-€33,502.39	-€35,177.51	-€36,936.39	-€38,783.21
Vehicle(s)						-€50,000.00	-€20,000.00	-€21,000.00	-€22,050.00	-€23,152.50	-€24,310.13	-€25,525.63	-€26,801.91	-€28,142.01	-€29,549.11
Partner Fees @		7%	Approx (ran	ge from 5-8%)		-€59,940.72	-€69,231.53	-€75,825.01	-€82,028.88	-€87,753.21	-€92,497.72	-€97,205.72	-€101,571.36	-€105,826.19	-€110,116.23
Investor Interest @		8%	Paid EOY				-€276,000.00	-€260,000.00	-€244,000.00	-€224,000.00	-€196,000.00	-€168,000.00	-€136,000.00	-€100,000.00	-€60,000.00
Total Costs						-€520,077.72	-€801,601.77	-€814,727.44	-€827,874.31	-€837,001.63	-€837,373.46	-€838,764.09	-€836,735.59	-€831,753.16	-€824,123.86
Total Revenue minus Total Costs					€342,518.40	€336,218.28	€187,420.11	€268,487.00	€343,966.77	€416,615.71	€484,022.48	€549,888.99	€614,283.79	€680,049.56	€748,965.20
Less	Busi	ness Taxes (Yrs	1-2 @ 15%, Yrs 3	+ @ 25%) -15%	-25%	-€50,432.74	-€28,113.02	-€67,121.75	-€85,991.69	-€104,153.93	-€121,005.62	-€137,472.25	-€153,570.95	-€170,012.39	-€187,241.30
Annual Profit					€342,518.40	€285,785.54	€159,307.10	€201,365.25	€257,975.08	€312,461.78	€363,016.86	€412,416.74	€460,712.84	€510,037.17	€561,723.90
Investor Capital Repayments	-€4,0	000,000.00			-€300,000.00	-€250,000.00	-€200,000.00	-€200,000.00	-€250,000.00	-€350,000.00	-€350,000.00	-€400,000.00	-€450,000.00	-€500,000.00	-€600,000.00
Cashflow					€42,518.40	€78,303.94	€37,611.03	€38,976.29	€46,951.36	€9,413.15	€22,430.01	€34,846.75	€45,559.59	€55,596.76	€17,320.66