Calculation of investment payback of Green Rest with an average occupancy of 60% per year

Room stock:	138 rooms

1. Projected income per month

Number of rooms	Number of days	Average room price without additional services (UAH)	Income (UAH) / month at 60% occupancy
138	30	9159	**22 750 956,00**

2. Projected profit per month / per square meter

Income (UAH) / month	**Expenses per month*** (UAH)	Total area of rooms, sq. m	Net profit to the investor / per sq.m **
22 750 956	15 643 577	4464,35	**1 194,02**

3. Payback period (number of years)

Purchase price per sq. m, $	Profit per year / per sq. m, UAH	Profit per year / per sq. m, $	Investment payback period (years)
$4 300,00	14 328,27	$325,00	**13,2**

* Monthly expenses include the following items:
1.Utilities
2.Salaries
3.Taxes
4.Operating expenses
5.Advertising
** Including management feels of 25%

* The figures shown are average values for the first 3 **years** of the resort’s operation.