

PROJECT ECONOMICS

1. ESTIMATED EXPENSES

1.1. ONE-TIME EXPENSES

Following one-time expenses are estimated in the project:

I. Land plots and landscaping

A. Land plot cost

- Voyager Park's location consists of two land plots totaling 14.407,00 m².
- Land plots contain 3 functioning buildings, one of which is habitable by Voyager Park management while others will serve utility functions as storage or similar.
- Land plots value is 20.000 EUR.

B. Landscaping costs

- Tree removal and trimming, planting new trees, excavator operations, path building and drainage preparations are required prior to commencing building operations.
- Estimated landscaping costs are 5.000 EUR.

II. Building costs - 5 glass igloos

A. Wooden decks

- Each wooden deck dimensions - 12m x 10m.
- Estimated cost of a single wooden deck, including supports, safety railings, stairs and privacy fence is 1.000 EUR.
- Estimated cost of all wooden decks is 5.000 EUR in total.

B. Glass igloos

- Each igloo features double layer tempered glass and aluminum structured in wood color.
- Each igloo cost including the shipping is .
- Total cost of all igloos including the shipping is .

C. Plumbing and electricity line

- Estimated cost of utility line for each deck is .
- Estimated total costs of utility lines are in total.

D. Igloo furnishing

- Each igloo will contain one double bed, a one-person extendable bed, bathroom, shower and a closet.
- Estimated furnishing cost of a single igloo is .
- Estimated furnishing cost for all igloos is in total.

E. Igloo heating and AC

- Each igloo is fitted with a heating and cooling AC unit.
- Cost of each unit is .
- Total cost of AC units is .

F. Hot tubs

- Each igloo has its own private 4-person hot tub on the deck.
- Cost of each hot tub is .
- Total cost of all hot tubs is in total.

G. Saunas

- Each igloo has its own private 4-person sauna on the deck.
- Cost of each sauna is .
- Total cost of all saunas is in total.

H. Barbecues, deck tables and summer kitchens

- Each igloo has its own private barbecue, table and a summer kitchen on the deck.
- Cost of each furnished deck is .
- Total cost of all furnished decks is in total.

III. Activities

A. Jeep safari

- Jeep safari car park consists of SUV vehicles.
- Estimated cost of one used vehicle is .
- Total cost of all vehicles is .

B. Mountain bike rental

- Mountain bike rental service consists of bikes.
- Cost of a single mountain bike is .
- Total cost of all mountain bikes is .

C. Canoe rental

- Canoe rental service consists of canoes.
- Cost of a single canoe is .
- Total cost of all canoes is .

1.2. RECURRING EXPENSES

Following recurring expenses are estimated in the project:

I. Salaries and wages

- Voyager Park will have full time employees.
- Expected monthly gross pay for all employees combined is

3.551 EUR

II. Utilities

- A. Total estimated cost of utilities is 2.500 EUR per month in total assuming 100% accommodation occupancy.

III. Marketing

- A. Expected monthly expenses for marketing (internet, newspapers, airbnb & booking.com ads) are 500 EUR per month.

IV. Insurances

- A. Estimated yearly costs for car insurances are 540 EUR.
- B. Estimated yearly igloo insurances costs are 1.800 EUR.
- C. Estimated yearly guest insurance costs are 3.600 EUR.
- D. Estimated yearly costs for safari rental car insurances are

V. Maintenance

- A. Estimated yearly maintenance costs for accommodation and activities are 6.000 EUR.
- B. Estimated yearly roadside assistance package cost for all vehicles is 900 EUR.

PROJECT ECONOMICS

2. ESTIMATED REVENUE

2.1. ACCOMODATION REVENUE

Following accommodation revenue is estimated in the project, based on accommodation occupation during the entire year, starting October 1st 2020:

I. Igloo accommodation revenue

A. 10% occupation

- Estimated monthly revenue: 3.726 EUR
- Estimated yearly revenue: 44.712 EUR

B. 25% occupation

- Estimated monthly revenue: 9.315 EUR
- Estimated yearly revenue: 111.780 EUR

C. 50% occupation

- Estimated monthly revenue: 18.630 EUR
- Estimated yearly revenue: 223.560 EUR

D. 75% occupation

- Estimated monthly revenue: 27.945 EUR
- Estimated yearly revenue: 335.340 EUR

E. 100% occupation

- Estimated monthly revenue: 37.260 EUR
- Estimated yearly revenue: 447.120 EUR

II. Tree tent accommodation revenue

A. 10% occupation

- Estimated monthly revenue: 1.656 EUR
- Estimated yearly revenue: 19.872 EUR

B. 25% occupation

- Estimated monthly revenue: 4.140 EUR
 - Estimated yearly revenue: 49.680 EUR
- C. 50% occupation
- Estimated monthly revenue: 8.280 EUR
 - Estimated yearly revenue: 99.360 EUR
- D. 75% occupation
- Estimated monthly revenue: 12.420 EUR
 - Estimated yearly revenue: 149.040 EUR
- E. 100% occupation
- Estimated monthly revenue: 16.560 EUR
 - Estimated yearly revenue: 198.720 EUR

2.2. ACTIVITIES REVENUE

Following activities revenue is estimated in the project, based on activities occupation during the entire year, starting October 1st 2020:

I. Jeep safari revenue

- A. 10% occupation
- Estimated monthly revenue: 4.209 EUR
 - Estimated yearly revenue: 50.508 EUR
- B. 25% occupation
- Estimated monthly revenue: 10.523 EUR
 - Estimated yearly revenue: 126.270 EUR
- C. 50% occupation
- Estimated monthly revenue: 21.045 EUR
 - Estimated yearly revenue: 252.540 EUR
- D. 75% occupation
- Estimated monthly revenue: 31.568 EUR
 - Estimated yearly revenue: 378.810 EUR

E. 100% occupation

- Estimated monthly revenue:
- Estimated yearly revenue:

II. Mountain bike rental service revenue

- Mountain bikes rental service will not operate from 1st October to 1st March due to winter conditions. All accommodation scenarios include 5% total mountain bike activity occupation only.

A. 5% occupation

- Estimated monthly revenue:
- Estimated yearly revenue:

III. Canoe rental service revenue

- Canoe rental service will not operate from 1st October to 1st March due to winter conditions. All accommodation scenarios include 5% total canoe activity occupation only.

A. 5% occupation

- Estimated monthly revenue:
- Estimated yearly revenue:

START-UP COSTS - 10% occupancy					30-Apr-20
Voyager Park					v1.3
COST ITEMS	MONTHS	COST PER MONTH	ONE-TIME COST	FACTOR	TOTAL COST
Advertising/Marketing	12	500 EUR		1	6.000 EUR
Gross Employee Salaries	12	3.551 EUR		2	42.610 EUR
Accomodation Utilities Cost	12	500 EUR		10,00%	600 EUR
Jeep Safari Car Insurance	12	9 EUR		5	540 EUR
Igloo Insurance	12	30 EUR		5	1.800 EUR
Guest Insurance	12	10 EUR		30	3.600 EUR
Maintenance Cost	12	500 EUR		1	6.000 EUR
Roadside Assistance Safari Cars Cost	12	15 EUR		5	900 EUR
Building Costs - Igloo decks			1.000 EUR	5	5.000 EUR
Building Costs - Glass Igloos			9.530 EUR	5	47.650 EUR
Building Costs - Glass Igloos (Utilities)			750 EUR	5	3.750 EUR
Building Costs - Glass Igloos (Igloo Furnishing)			2.500 EUR	5	12.500 EUR
Building Costs - Glass Igloos (AC Units)			700 EUR	5	3.500 EUR
Building Costs - Glass Igloos (Hot Tubs)			2.800 EUR	5	14.000 EUR
Building Costs - Glass Igloos (saunas)			2.000 EUR	5	10.000 EUR
Building Costs - Glass Igloos (deck furnishing)			2.000 EUR	5	10.000 EUR
Land Plots Cost			20.000 EUR	1	20.000 EUR
Landscaping Cost			5.000 EUR	1	5.000 EUR
Jeep Safari Cars Cost			5.000 EUR	5	25.000 EUR
Canoes Cost			200 EUR	6	1.200 EUR
Mountainbikes Cost			300 EUR	8	2.400 EUR
ESTIMATED START-UP BUDGET					222.050 EUR

PROJECTED PROFIT AND LOSS - 10% occupancy													30-Apr-20
Voyager Park													v1.3
ESTIMATED REVENUE	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Igloo Accomodation	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	3.726 EUR	44.712 EUR
Tree Tent Accomodation	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	1.656 EUR	19.872 EUR
Jeep Safari	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	4.209 EUR	50.508 EUR
Mountain Bike Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	2.318 EUR
Canoe Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	1.739 EUR
Gross Profit	9.591 EUR	9.591 EUR	9.591 EUR	9.591 EUR	9.591 EUR	10.171 EUR	10.171 EUR	10.171 EUR	10.171 EUR	10.171 EUR	10.171 EUR	10.171 EUR	119.149 EUR
MONTHLY EXPENSES	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Advertising/Marketing	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Gross Employee Salaries	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	42.610 EUR
Utilities	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	250 EUR	3.000 EUR
Maintenance Costs	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Other Expenses	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	6.852 EUR
Total Expenses	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	5.372 EUR	64.462 EUR
Income Before Taxes	4.219 EUR	4.219 EUR	4.219 EUR	4.219 EUR	4.219 EUR	4.799 EUR	4.799 EUR	4.799 EUR	4.799 EUR	4.799 EUR	4.799 EUR	4.799 EUR	54.687 EUR
Income Tax Expense	903 EUR	903 EUR	903 EUR	903 EUR	903 EUR	1.027 EUR	1.027 EUR	1.027 EUR	1.027 EUR	1.027 EUR	1.027 EUR	1.027 EUR	11.703 EUR
NET INCOME	3.316 EUR	3.316 EUR	3.316 EUR	3.316 EUR	3.316 EUR	3.772 EUR	3.772 EUR	3.772 EUR	3.772 EUR	3.772 EUR	3.772 EUR	3.772 EUR	42.984 EUR

Estimate monthly revenue calculation	Single unit rent price per day (SEK)	Single unit rent price per day (EUR)	Factored revenue per month - max units (SEK)	Factored revenue per month - max units (EUR)
Igloo Accomodation	2.700 SEK	248 EUR	40.500 SEK	3.726 EUR
Tree Tent Accomodation	1.200 SEK	110 EUR	18.000 SEK	1.656 EUR
Jeep Safari	3.050 SEK	281 EUR	45.750 SEK	4.209 EUR
Mountain Bike Rental	300 SEK	28 EUR	3.600 SEK	331 EUR
Canoe Rental	300 SEK	28 EUR	2.700 SEK	248 EUR

Salaries expenses calculation	Cost per month per employee (SEK)	Cost per month per employee (EUR)	Number of employees	Total cost per month (SEK)	Total cost per month (EUR)
Employee Salaries	16.149 SEK	1.486 EUR	2	32.298 SEK	2.971 EUR
Employee Payroll Taxes	3.149 SEK	290 EUR	2	6.298 SEK	579 EUR
Gross Employee Salaries	19.298 SEK	1.775 EUR	2	38.596 SEK	3.551 EUR

Revenue calculation parameters	Number factor (total units available)	Occupancy factor (% occupied)
SEK/EUR rate	0,092	
Income Tax	0,214	
Days per month	30	
Number of employees	2	
Number of guests (max)	30	
Number of igloos	5	10,00%
Number of tree tents	5	10,00%
Number of cars (Jeep Safari)	5	10,00%
Number of mountain bikes	8	5,00%
Number of canoes	6	5,00%

Other expenses calculation	Cost per month (SEK)	Cost per month (EUR)	Factor	Factored cost per month (SEK)	Factored cost per month (EUR)
Utilities*	5.435 SEK	500 EUR	5	27.174 SEK	2.500 EUR
Jeep Safari Car Insurance*	100 SEK	9 EUR	5	500 SEK	46 EUR
Igloo Insurance*	326 SEK	30 EUR	5	1.630 SEK	150 EUR
Guest Insurance*	109 SEK	10 EUR	30	3.261 SEK	300 EUR
Roadside Assistance*	70 SEK	15 EUR	5	350 SEK	75 EUR
Maintenance Costs*					500 EUR
Advertising/Marketing*					500 EUR

* values are approximate

START-UP COSTS - 25% occupancy					30-Apr-20
Voyager Park					v1.3
COST ITEMS	MONTHS	COST PER MONTH	ONE-TIME COST	FACTOR	TOTAL COST
Advertising/Marketing	12	500 EUR		1	6.000 EUR
Gross Employee Salaries	12	3.551 EUR		2	42.610 EUR
Accomodation Utilities Cost	12	500 EUR		25,00%	1.500 EUR
Jeep Safari Car Insurance	12	9 EUR		5	540 EUR
Igloo Insurance	12	30 EUR		5	1.800 EUR
Guest Insurance	12	10 EUR		30	3.600 EUR
Maintenance Cost	12	500 EUR		1	6.000 EUR
Roadside Assistance Safari Cars Cost	12	15 EUR		5	900 EUR
Building Costs - Igloo decks			1.000 EUR	5	5.000 EUR
Building Costs - Glass Igloos			9.530 EUR	5	47.650 EUR
Building Costs - Glass Igloos (Utilities)			750 EUR	5	3.750 EUR
Building Costs - Glass Igloos (Igloo Furnishing)			2.500 EUR	5	12.500 EUR
Building Costs - Glass Igloos (AC Units)			700 EUR	5	3.500 EUR
Building Costs - Glass Igloos (Hot Tubs)			2.800 EUR	5	14.000 EUR
Building Costs - Glass Igloos (saunas)			2.000 EUR	5	10.000 EUR
Building Costs - Glass Igloos (deck furnishing)			2.000 EUR	5	10.000 EUR
Land Plots Cost			20.000 EUR	1	20.000 EUR
Landscaping Cost			5.000 EUR	1	5.000 EUR
Jeep Safari Cars Cost			5.000 EUR	5	25.000 EUR
Canoes Cost			200 EUR	6	1.200 EUR
Mountainbikes Cost			300 EUR	8	2.400 EUR
ESTIMATED START-UP BUDGET					222.950 EUR

PROJECTED PROFIT AND LOSS - 25% occupancy													30-Apr-20
Voyager Park													v1.3
ESTIMATED REVENUE	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Igloo Accomodation	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	9.315 EUR	111.780 EUR
Tree Tent Accomodation	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	4.140 EUR	49.680 EUR
Jeep Safari	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	10.523 EUR	126.270 EUR
Mountain Bike Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	2.318 EUR
Canoe Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	1.739 EUR
Gross Profit	23.978 EUR	23.978 EUR	23.978 EUR	23.978 EUR	23.978 EUR	24.557 EUR	24.557 EUR	24.557 EUR	24.557 EUR	24.557 EUR	24.557 EUR	24.557 EUR	291.787 EUR
MONTHLY EXPENSES	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Advertising/Marketing	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Gross Employee Salaries	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	42.610 EUR
Utilities	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	625 EUR	7.500 EUR
Maintenance Costs	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Other Expenses	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	6.852 EUR
Total Expenses	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	5.747 EUR	68.962 EUR
Income Before Taxes	18.231 EUR	18.231 EUR	18.231 EUR	18.231 EUR	18.231 EUR	18.810 EUR	18.810 EUR	18.810 EUR	18.810 EUR	18.810 EUR	18.810 EUR	18.810 EUR	222.825 EUR
Income Tax Expense	3.901 EUR	3.901 EUR	3.901 EUR	3.901 EUR	3.901 EUR	4.025 EUR	4.025 EUR	4.025 EUR	4.025 EUR	4.025 EUR	4.025 EUR	4.025 EUR	47.685 EUR
NET INCOME	14.329 EUR	14.329 EUR	14.329 EUR	14.329 EUR	14.329 EUR	14.785 EUR	14.785 EUR	14.785 EUR	14.785 EUR	14.785 EUR	14.785 EUR	14.785 EUR	175.141 EUR

Estimate monthly revenue calculation	Single unit rent price per day (SEK)	Single unit rent price per day (EUR)	Factored revenue per month - max units (SEK)	Factored revenue per month - max units (EUR)
Igloo Accomodation	2.700 SEK	248 EUR	101.250 SEK	9.315 EUR
Tree Tent Accomodation	1.200 SEK	110 EUR	45.000 SEK	4.140 EUR
Jeep Safari	3.050 SEK	281 EUR	114.375 SEK	10.523 EUR
Mountain Bike Rental	300 SEK	28 EUR	3.600 SEK	331 EUR
Canoe Rental	300 SEK	28 EUR	2.700 SEK	248 EUR

Salaries expenses calculation	Cost per month per employee (SEK)	Cost per month per employee (EUR)	Number of employees	Total cost per month (SEK)	Total cost per month (EUR)
Employee Salaries	16.149 SEK	1.486 EUR	2	32.298 SEK	2.971 EUR
Employee Payroll Taxes	3.149 SEK	290 EUR	2	6.298 SEK	579 EUR
Gross Employee Salaries	19.298 SEK	1.775 EUR	2	38.596 SEK	3.551 EUR

Revenue calculation parameters	Number factor (total units available)	Occupancy factor (% occupied)
SEK/EUR rate	0,092	
Income Tax	0,214	
Days per month	30	
Number of employees	2	
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Number of igloos	5	25,00%
Number of tree tents	5	25,00%
Number of cars (Jeep Safari)	5	25,00%
Number of mountain bikes	8	5,00%
Number of canoes	6	5,00%

Other expenses calculation	Cost per month (SEK)	Cost per month (EUR)	Factor	Factored cost per month (SEK)	Factored cost per month (EUR)
Utilities*	5.435 SEK	500 EUR	5	27.174 SEK	2.500 EUR
Jeep Safari Car Insurance*	100 SEK	9 EUR	5	500 SEK	46 EUR
Igloo Insurance*	326 SEK	30 EUR	5	1.630 SEK	150 EUR
Guest Insurance*	109 SEK	10 EUR	30	3.261 SEK	300 EUR
Roadside Assistance*	70 SEK	15 EUR	5	350 SEK	75 EUR
Maintenance Costs*					500 EUR
Advertising/Marketing*					500 EUR

* values are approximate

START-UP COSTS - 50% occupancy					30-Apr-20
Voyager Park					v1.3
COST ITEMS	MONTHS	COST PER MONTH	ONE-TIME COST	FACTOR	TOTAL COST
Advertising/Marketing	12	500 EUR		1	6.000 EUR
Gross Employee Salaries	12	3.551 EUR		2	42.610 EUR
Accomodation Utilities Cost	12	500 EUR		50,00%	3.000 EUR
Jeep Safari Car Insurance	12	9 EUR		5	540 EUR
Igloo Insurance	12	30 EUR		5	1.800 EUR
Guest Insurance	12	10 EUR		30	3.600 EUR
Maintenance Cost	12	500 EUR		1	6.000 EUR
Roadside Assistance Safari Cars Cost	12	15 EUR		5	900 EUR
Building Costs - Igloo decks			1.000 EUR	5	5.000 EUR
Building Costs - Glass Igloos			9.530 EUR	5	47.650 EUR
Building Costs - Glass Igloos (Utilities)			750 EUR	5	3.750 EUR
Building Costs - Glass Igloos (Igloo Furnishing)			2.500 EUR	5	12.500 EUR
Building Costs - Glass Igloos (AC Units)			700 EUR	5	3.500 EUR
Building Costs - Glass Igloos (Hot Tubs)			2.800 EUR	5	14.000 EUR
Building Costs - Glass Igloos (saunas)			2.000 EUR	5	10.000 EUR
Building Costs - Glass Igloos (deck furnishing)			2.000 EUR	5	10.000 EUR
Land Plots Cost			20.000 EUR	1	20.000 EUR
Landscaping Cost			5.000 EUR	1	5.000 EUR
Jeep Safari Cars Cost			5.000 EUR	5	25.000 EUR
Canoes Cost			200 EUR	6	1.200 EUR
Mountainbikes Cost			300 EUR	8	2.400 EUR
ESTIMATED START-UP BUDGET					224.450 EUR

PROJECTED PROFIT AND LOSS - 50% occupancy													
Voyager Park												30-Apr-20	
v1.3													
ESTIMATED REVENUE	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Igloo Accomodation	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	18.630 EUR	223.560 EUR
Tree Tent Accomodation	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	8.280 EUR	99.360 EUR
Jeep Safari	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	21.045 EUR	252.540 EUR
Mountain Bike Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	2.318 EUR
Canoe Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	1.739 EUR
Gross Profit	47.955 EUR	47.955 EUR	47.955 EUR	47.955 EUR	47.955 EUR	48.535 EUR	48.535 EUR	48.535 EUR	48.535 EUR	48.535 EUR	48.535 EUR	48.535 EUR	579.517 EUR
MONTHLY EXPENSES	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Advertising/Marketing	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Gross Employee Salaries	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	42.610 EUR
Utilities	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	1.250 EUR	15.000 EUR
Maintenance Costs	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Other Expenses	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	6.852 EUR
Total Expenses	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	6.372 EUR	76.462 EUR
Income Before Taxes	41.583 EUR	41.583 EUR	41.583 EUR	41.583 EUR	41.583 EUR	42.163 EUR	42.163 EUR	42.163 EUR	42.163 EUR	42.163 EUR	42.163 EUR	42.163 EUR	503.055 EUR
Income Tax Expense	8.899 EUR	8.899 EUR	8.899 EUR	8.899 EUR	8.899 EUR	9.023 EUR	9.023 EUR	9.023 EUR	9.023 EUR	9.023 EUR	9.023 EUR	9.023 EUR	107.654 EUR
NET INCOME	32.684 EUR	32.684 EUR	32.684 EUR	32.684 EUR	32.684 EUR	33.140 EUR	33.140 EUR	33.140 EUR	33.140 EUR	33.140 EUR	33.140 EUR	33.140 EUR	395.401 EUR

Estimate monthly revenue calculation	Single unit rent price per day (SEK)	Single unit rent price per day (EUR)	Factored revenue per month - max units (SEK)	Factored revenue per month - max units (EUR)
Igloo Accomodation	2.700 SEK	248 EUR	202.500 SEK	18.630 EUR
Tree Tent Accomodation	1.200 SEK	110 EUR	90.000 SEK	8.280 EUR
Jeep Safari	3.050 SEK	281 EUR	228.750 SEK	21.045 EUR
Mountain Bike Rental	300 SEK	28 EUR	3.600 SEK	331 EUR
Canoe Rental	300 SEK	28 EUR	2.700 SEK	248 EUR

Salaries expenses calculation	Cost per month per employee (SEK)	Cost per month per employee (EUR)	Number of employees	Total cost per month (SEK)	Total cost per month (EUR)
Employee Salaries	16.149 SEK	1.486 EUR	2	32.298 SEK	2.971 EUR
Employee Payroll Taxes	3.149 SEK	290 EUR	2	6.298 SEK	579 EUR
Gross Employee Salaries	19.298 SEK	1.775 EUR	2	38.596 SEK	3.551 EUR

Revenue calculation parameters	Number factor (total units available)	Occupancy factor (% occupied)
SEK/EUR rate	0,092	
Income Tax	0,214	
Days per month	30	
Number of employees	2	
Number of guests (max)	30	
Number of igloos	5	50,00%
Number of tree tents	5	50,00%
Number of cars (Jeep Safari)	5	50,00%
Number of mountain bikes	8	5,00%
Number of canoes	6	5,00%

Other expenses calculation	Cost per month (SEK)	Cost per month (EUR)	Factor	Factored cost per month (SEK)	Factored cost per month (EUR)
Utilities*	5.435 SEK	500 EUR	5	27.174 SEK	2.500 EUR
Jeep Safari Car Insurance*	100 SEK	9 EUR	5	500 SEK	46 EUR
Igloo Insurance*	326 SEK	30 EUR	5	1.630 SEK	150 EUR
Guest Insurance*	109 SEK	10 EUR	30	3.261 SEK	300 EUR
Roadside Assistance*	70 SEK	15 EUR	5	350 SEK	75 EUR
Maintenance Costs*					500 EUR
Advertising/Marketing*					500 EUR

* values are approximate

START-UP COSTS - 75% occupancy					30-Apr-20
Voyager Park					v1.3
COST ITEMS	MONTHS	COST PER MONTH	ONE-TIME COST	FACTOR	TOTAL COST
Advertising/Marketing	12	500 EUR		1	6.000 EUR
Gross Employee Salaries	12	3.551 EUR		2	42.610 EUR
Accomodation Utilities Cost	12	500 EUR		75,00%	4.500 EUR
Jeep Safari Car Insurance	12	9 EUR		5	540 EUR
Igloo Insurance	12	30 EUR		5	1.800 EUR
Guest Insurance	12	10 EUR		30	3.600 EUR
Maintenance Cost	12	500 EUR		1	6.000 EUR
Roadside Assistance Safari Cars Cost	12	15 EUR		5	900 EUR
Building Costs - Igloo decks			1.000 EUR	5	5.000 EUR
Building Costs - Glass Igloos			9.530 EUR	5	47.650 EUR
Building Costs - Glass Igloos (Utilities)			750 EUR	5	3.750 EUR
Building Costs - Glass Igloos (Igloo Furnishing)			2.500 EUR	5	12.500 EUR
Building Costs - Glass Igloos (AC Units)			700 EUR	5	3.500 EUR
Building Costs - Glass Igloos (Hot Tubs)			2.800 EUR	5	14.000 EUR
Building Costs - Glass Igloos (saunas)			2.000 EUR	5	10.000 EUR
Building Costs - Glass Igloos (deck furnishing)			2.000 EUR	5	10.000 EUR
Land Plots Cost			20.000 EUR	1	20.000 EUR
Landscaping Cost			5.000 EUR	1	5.000 EUR
Jeep Safari Cars Cost			5.000 EUR	5	25.000 EUR
Canoes Cost			200 EUR	6	1.200 EUR
Mountainbikes Cost			300 EUR	8	2.400 EUR
ESTIMATED START-UP BUDGET					225.950 EUR

PROJECTED PROFIT AND LOSS - 75% occupancy													30-Apr-20
Voyager Park													v1.3
ESTIMATED REVENUE	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Igloo Accomodation	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	27.945 EUR	335.340 EUR
Tree Tent Accomodation	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	12.420 EUR	149.040 EUR
Jeep Safari	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	31.568 EUR	378.810 EUR
Mountain Bike Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	2.318 EUR
Canoe Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	1.739 EUR
Gross Profit	71.933 EUR	71.933 EUR	71.933 EUR	71.933 EUR	71.933 EUR	72.512 EUR	72.512 EUR	72.512 EUR	72.512 EUR	72.512 EUR	72.512 EUR	72.512 EUR	867.247 EUR
MONTHLY EXPENSES	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Advertising/Marketing	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Gross Employee Salaries	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	42.610 EUR
Utilities	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	1.875 EUR	22.500 EUR
Maintenance Costs	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Other Expenses	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	6.852 EUR
Total Expenses	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	6.997 EUR	83.962 EUR
Income Before Taxes	64.936 EUR	64.936 EUR	64.936 EUR	64.936 EUR	64.936 EUR	65.515 EUR	65.515 EUR	65.515 EUR	65.515 EUR	65.515 EUR	65.515 EUR	65.515 EUR	783.285 EUR
Income Tax Expense	13.896 EUR	13.896 EUR	13.896 EUR	13.896 EUR	13.896 EUR	14.020 EUR	14.020 EUR	14.020 EUR	14.020 EUR	14.020 EUR	14.020 EUR	14.020 EUR	167.623 EUR
NET INCOME	51.039 EUR	51.039 EUR	51.039 EUR	51.039 EUR	51.039 EUR	51.495 EUR	51.495 EUR	51.495 EUR	51.495 EUR	51.495 EUR	51.495 EUR	51.495 EUR	615.662 EUR

Estimate monthly revenue calculation	Single unit rent price per day (SEK)	Single unit rent price per day (EUR)	Factored revenue per month - max units (SEK)	Factored revenue per month - max units (EUR)
Igloo Accomodation	2.700 SEK	248 EUR	303.750 SEK	27.945 EUR
Tree Tent Accomodation	1.200 SEK	110 EUR	135.000 SEK	12.420 EUR
Jeep Safari	3.050 SEK	281 EUR	343.125 SEK	31.568 EUR
Mountain Bike Rental	300 SEK	28 EUR	3.600 SEK	331 EUR
Canoe Rental	300 SEK	28 EUR	2.700 SEK	248 EUR

Salaries expenses calculation	Cost per month per employee (SEK)	Cost per month per employee (EUR)	Number of employees	Total cost per month (SEK)	Total cost per month (EUR)
Employee Salaries	16.149 SEK	1.486 EUR	2	32.298 SEK	2.971 EUR
Employee Payroll Taxes	3.149 SEK	290 EUR	2	6.298 SEK	579 EUR
Gross Employee Salaries	19.298 SEK	1.775 EUR	2	38.596 SEK	3.551 EUR

Revenue calculation parameters	Number factor (total units available)	Occupancy factor (% occupied)
SEK/EUR rate	0,092	
Income Tax	0,214	
Days per month	30	
Number of employees	2	
Number of guests (max)	30	
Number of igloos	5	75,00%
Number of tree tents	5	75,00%
Number of cars (Jeep Safari)	5	75,00%
Number of mountain bikes	8	5,00%
Number of canoes	6	5,00%

Other expenses calculation	Cost per month (SEK)	Cost per month (EUR)	Factor	Factored cost per month (SEK)	Factored cost per month (EUR)
Utilities*	5.435 SEK	500 EUR	5	27.174 SEK	2.500 EUR
Jeep Safari Car Insurance*	100 SEK	9 EUR	5	500 SEK	46 EUR
Igloo Insurance*	326 SEK	30 EUR	5	1.630 SEK	150 EUR
Guest Insurance*	109 SEK	10 EUR	30	3.261 SEK	300 EUR
Roadside Assistance*	70 SEK	15 EUR	5	350 SEK	75 EUR
Maintenance Costs*					500 EUR
Advertising/Marketing*					500 EUR

* values are approximate

START-UP COSTS - 100% occupancy					30-Apr-20
Voyager Park					v1.3
COST ITEMS	MONTHS	COST PER MONTH	ONE-TIME COST	FACTOR	TOTAL COST
Advertising/Marketing	12	500 EUR		1	6.000 EUR
Gross Employee Salaries	12	3.551 EUR		2	42.610 EUR
Accomodation Utilities Cost	12	500 EUR		100,00%	6.000 EUR
Jeep Safari Car Insurance	12	9 EUR		5	540 EUR
Igloo Insurance	12	30 EUR		5	1.800 EUR
Guest Insurance	12	10 EUR		30	3.600 EUR
Maintenance Cost	12	500 EUR		1	6.000 EUR
Roadside Assistance Safari Cars Cost	12	15 EUR		5	900 EUR
Building Costs - Igloo decks			1.000 EUR	5	5.000 EUR
Building Costs - Glass Igloos			9.530 EUR	5	47.650 EUR
Building Costs - Glass Igloos (Utilities)			750 EUR	5	3.750 EUR
Building Costs - Glass Igloos (Igloo Furnishing)			2.500 EUR	5	12.500 EUR
Building Costs - Glass Igloos (AC Units)			700 EUR	5	3.500 EUR
Building Costs - Glass Igloos (Hot Tubs)			2.800 EUR	5	14.000 EUR
Building Costs - Glass Igloos (saunas)			2.000 EUR	5	10.000 EUR
Building Costs - Glass Igloos (deck furnishing)			2.000 EUR	5	10.000 EUR
Land Plots Cost			20.000 EUR	1	20.000 EUR
Landscaping Cost			5.000 EUR	1	5.000 EUR
Jeep Safari Cars Cost			5.000 EUR	5	25.000 EUR
Canoes Cost			200 EUR	6	1.200 EUR
Mountainbikes Cost			300 EUR	8	2.400 EUR
ESTIMATED START-UP BUDGET					227.450 EUR

PROJECTED PROFIT AND LOSS - 100% occupancy													30-Apr-20
Voyager Park													v1.3
ESTIMATED REVENUE	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Igloo Accomodation	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	37.260 EUR	447.120 EUR
Tree Tent Accomodation	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	16.560 EUR	198.720 EUR
Jeep Safari	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	42.090 EUR	505.080 EUR
Mountain Bike Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	331 EUR	2.318 EUR
Canoe Rental	0 EUR	0 EUR	0 EUR	0 EUR	0 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	248 EUR	1.739 EUR
Gross Profit	95.910 EUR	95.910 EUR	95.910 EUR	95.910 EUR	95.910 EUR	96.490 EUR	96.490 EUR	96.490 EUR	96.490 EUR	96.490 EUR	96.490 EUR	96.490 EUR	1.154.977 EUR
MONTHLY EXPENSES	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	YEAR TOTAL
Advertising/Marketing	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Gross Employee Salaries	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	3.551 EUR	42.610 EUR
Utilities	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	2.500 EUR	30.000 EUR
Maintenance Costs	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	500 EUR	6.000 EUR
Other Expenses	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	571 EUR	6.852 EUR
Total Expenses	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	7.622 EUR	91.462 EUR
Income Before Taxes	88.288 EUR	88.288 EUR	88.288 EUR	88.288 EUR	88.288 EUR	88.868 EUR	88.868 EUR	88.868 EUR	88.868 EUR	88.868 EUR	88.868 EUR	88.868 EUR	1.063.515 EUR
Income Tax Expense	18.894 EUR	18.894 EUR	18.894 EUR	18.894 EUR	18.894 EUR	19.018 EUR	19.018 EUR	19.018 EUR	19.018 EUR	19.018 EUR	19.018 EUR	19.018 EUR	227.592 EUR
NET INCOME	69.395 EUR	69.395 EUR	69.395 EUR	69.395 EUR	69.395 EUR	69.850 EUR	69.850 EUR	69.850 EUR	69.850 EUR	69.850 EUR	69.850 EUR	69.850 EUR	835.923 EUR

Estimate monthly revenue calculation	Single unit rent price per day (SEK)	Single unit rent price per day (EUR)	Factored revenue per month - max units (SEK)	Factored revenue per month - max units (EUR)
Igloo Accomodation	2.700 SEK	248 EUR	405.000 SEK	37.260 EUR
Tree Tent Accomodation	1.200 SEK	110 EUR	180.000 SEK	16.560 EUR
Jeep Safari	3.050 SEK	281 EUR	457.500 SEK	42.090 EUR
Mountain Bike Rental	300 SEK	28 EUR	3.600 SEK	331 EUR
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Salaries expenses calculation	Cost per month per employee (SEK)	Cost per month per employee (EUR)	Number of employees	Total cost per month (SEK)	Total cost per month (EUR)
Employee Salaries	16.149 SEK	1.486 EUR	2	32.298 SEK	2.971 EUR
Employee Payroll Taxes	3.149 SEK	290 EUR	2	6.298 SEK	579 EUR
Gross Employee Salaries	19.298 SEK	1.775 EUR	2	38.596 SEK	3.551 EUR

Revenue calculation parameters	Number factor (total units available)	Occupancy factor (% occupied)
SEK/EUR rate	0,092	
Income Tax	0,214	
Days per month	30	
Number of employees	2	
Number of guests (max)	30	
Number of igloos	5	100,00%
Number of tree tents	5	100,00%
Number of cars (Jeep Safari)	5	100,00%
Number of mountain bikes	8	5,00%
Number of canoes	6	5,00%

Other expenses calculation	Cost per month (SEK)	Cost per month (EUR)	Factor	Factored cost per month (SEK)	Factored cost per month (EUR)
Utilities*	5.435 SEK	500 EUR	5	27.174 SEK	2.500 EUR
Jeep Safari Car Insurance*	100 SEK	9 EUR	5	500 SEK	46 EUR
Igloo Insurance*	326 SEK	30 EUR	5	1.630 SEK	150 EUR
Guest Insurance*	109 SEK	10 EUR	30	3.261 SEK	300 EUR
Roadside Assistance*	70 SEK	15 EUR	5	350 SEK	75 EUR
Maintenance Costs*					500 EUR
Advertising/Marketing*					500 EUR

* values are approximate

