

Business Plan

Finanzierung

Bank Loan	5%	-	
Mezzanine (CROWD loan)	7%	200.000	65%
Equity		108.881	35%

Total **308.881**

	2020	2021	2022	2023	2024	2025	2026	2027
Investment Costs	308.881	-	-	-	-	-	-	-
property	80.000							
Development of property	50.550							
Power supply	26.000							
Bungalows	17%	45.091						
Campground	100%	30.000						
Equipment shop / restaurant	25.000							
cost flow	33.240							

Financing Costs Bank Loan

Financing Costs 19.000

Contingencies

adjustment of revenue for first years 25% 30% 30% 30% 30% 30% 30% 30%

Revenues	633.600	158.400	190.080	190.080	190.080	190.080	190.080	190.080	190.080
Bungalows and campsite rental	309.600	77.400	92.880	92.880	92.880	92.880	92.880	92.880	92.880
shop and restaurant	108.000	27.000	32.400	32.400	32.400	32.400	32.400	32.400	32.400
offerings and services	216.000	54.000	64.800	64.800	64.800	64.800	64.800	64.800	64.800

Running Costs	184.080	134.220	123.096	123.096	123.096	123.096	123.096	123.096	123.096
material	15.480	3.870	4.644	4.644	4.644	4.644	4.644	4.644	4.644
product	35.640	8.910	10.692	10.692	10.692	10.692	10.692	10.692	10.692
personnel costs	60.000	60.000	60.000	60.000	60.000	60.000	60.000	60.000	60.000
administrative expenses	6.000	6.000	6.000	6.000	6.000	6.000	6.000	6.000	6.000
marketing	30.960	46.440	30.960	30.960	30.960	30.960	30.960	30.960	30.960
External services	24.000	6.000	7.200	7.200	7.200	7.200	7.200	7.200	7.200
Other operating expenses	12.000	3.000	3.600	3.600	3.600	3.600	3.600	3.600	3.600

EBITDA 24.180 66.984 66.984 66.984 66.984 66.984 66.984 66.984 66.984

Interest (bank loan)	0	-	-	-	-	-	-	-	-
Interest (CROWD loan)	17.500	14.000	10.500	7.000	3.500				
Crowd management fee yearly	2.000	2.000	2.000	2.000	2.000				
Depreciation	1 years								
Depreciation	5 years								
Depreciation solar power	10 years	2.600	2.600	2.600	2.600	2.600	2.600	2.600	2.600
Repayment (Bank Loan)	9 years								
Repayment (CROWD Loan)	5 years	0	50.000	50.000	50.000	50.000			

Free Cash Flow 4.680 984 4.484 7.984 11.484 66.984 66.984 66.984

CF Cum. 4.680 5.664 10.148 18.132 29.616 96.600 163.584 230.568

Net earnings 2.080 48.384 51.884 55.384 58.884 64.384 64.384 64.384

Residual bank loan 0 0 0 0 0 0 0 0

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