

How to Start a Motel Hotel Business

By the BizMove.com Team

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1. Determining the Feasibility of Your New Business

A. Preliminary Analysis

This guide is a checklist for the owner/manager of a business enterprise or for one contemplating going into business for the first time. The questions concentrate on areas you must consider seriously to determine if your idea represents a real business opportunity and if



you can really know what you are getting into. You can use it to evaluate a completely new venture proposal or an apparent opportunity in your existing business.

Perhaps the most crucial problem you will face after expressing an interest in starting a new business or capitalizing on an apparent opportunity in your existing business will be determining the feasibility of your idea. Getting into the right business at the right time is simple advice, but advice that is extremely difficult to implement. The high failure rate of new businesses and products indicates that very few ideas result in successful business ventures, even when introduced by well established firm. Too many entrepreneurs strike out on a business venture so convinced of its merits that they fail to thoroughly evaluate its potential.

This checklist should be useful to you in evaluating a business idea. It is designed to help you screen out ideas that are likely to fail before you invest extensive time, money, and effort in them.

Preliminary Analysis

A feasibility study involves gathering, analyzing and evaluating information with the purpose of answering the question: "Should I go into this business?" Answering this question involves first a preliminary assessment of both personal and project considerations.

General Personal Considerations

The first seven questions ask you to do a little introspection. Are your personality characteristics such that you can both adapt to and enjoy business ownership/management?

1. Do you like to make your own decisions?
2. Do you enjoy competition?
3. Do you have will power and self-discipline?
4. Do you plan ahead?
5. Do you get things done on time?
6. Can you take advice from others?
7. Are you adaptable to changing conditions?

The next series of questions stress the physical, emotional, and financial strains of a new business.

8. Do you understand that owning your own business may entail working 12 to 16 hours a day, probably six days a week, and maybe on holidays?
 9. Do you have the physical stamina to handle a business?
 10. Do you have the emotional strength to withstand the strain?
 11. Are you prepared to lower your standard of living for several months or years?
-

12. Are you prepared to loose your savings?

Specific Personal Considerations

1. Do you know which skills and areas of expertise are critical to the success of your project?
2. Do you have these skills?
3. Does your idea effectively utilize your own skills and abilities?
4. Can you find personnel that have the expertise you lack?
5. Do you know why you are considering this project?
6. Will your project effectively meet your career aspirations

The next three questions emphasize the point that very few people can claim expertise in all phases of a feasibility study. You should realize your personal limitations and seek appropriate assistance where necessary (i.e. marketing, legal, financial).

7. Do you have the ability to perform the feasibility study?
8. Do you have the time to perform the feasibility study?
9. Do you have the money to pay for the feasibility study done?

General Project Description

1. Briefly describe the business you want to enter.

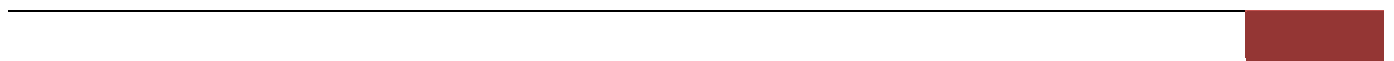
2. List the products and/or services you want to sell

3. Describe who will use your products/services

4. Why would someone buy your product/service?

5. What kind of location do you need in terms of type of neighborhood, traffic count, nearby firms, etc.?

6. List your product/services suppliers.



7. List your major competitors - those who sell or provide like products/services.

8. List the labor and staff you require to provide your products/services. _____

B. Requirements For Success

To determine whether your idea meets the basic requirements for a successful new project, you must be able to answer at least one of the following questions with a "yes."

1. Does the product/service/business serve a presently unserved need?
2. Does the product/service/business serve an existing market in which demand exceeds supply?
3. Can the product/service/business successfully compete with an existing competition because of an "advantageous situation," such as better price, location, etc.?

Major Flaws

A "Yes" response to questions such as the following would indicate that the idea has little chance for success.

1. Are there any causes (i.e., restrictions, monopolies, shortages) that make any of the required factors of production unavailable (i.e., unreasonable cost, scarce skills, energy, material, equipment, processes, technology, or personnel)?
2. Are capital requirements for entry or continuing operations excessive?
3. Is adequate financing hard to obtain?
4. Are there potential detrimental environmental effects?
5. Are there factors that prevent effective marketing?

C. Desired Income

The following questions should remind you that you must seek both a return on your investment in your own business as well as a reasonable salary for the time you spend in operating that business.

1. How much income do you desire?
-

2. Are you prepared to earn less income in the first 1-3 years?

3. What minimum income do you require?

4. What financial investment will be required for your business?

5. How much could you earn by investing this money?

6. How much could you earn by working for someone else?

7. Add the amounts in 5 and 6. If this income is greater than what you can realistically expect from your business, are you prepared to forego this additional income just to be your own boss with the only prospects of more substantial profit/income in future years?

8. What is the average return on investment for a business of your type? _____

D. Preliminary Income Statement

Besides return on investment, you need to know the income and expenses for your business. You show profit or loss and derive operating ratios on the income statement. Dollars are the (actual, estimated, or industry average) amounts for income and expense categories. Operating ratios are expressed as percentages of net sales and show relationships of expenses and net sales.

For instance 50,000 in net sales equals 100% of sales income (revenue). Net profit after taxes equals 3.14% of net sales. The hypothetical "X" industry average after tax net profit might be 5% in a given year for firms with 50,000 in net sales. First you estimate or forecast income (revenue) and expense dollars and ratios for your business. Then compare your estimated or actual performance with your industry average. Analyze differences to see why you are doing better or worse than the competition or why your venture does or doesn't look like it will float.

These basic financial statistics are generally available for most businesses from trade and industry associations, government agencies, universities and private companies and banks



Forecast your own income statement. Do not be influenced by industry figures. Your estimates must be as accurate as possible or else you will have a false impression.

1. What is the normal markup in this line of business. i.e., the dollar difference between the cost of goods sold and sales, expressed as a percentage of sales?

2. What is the average cost of goods sold percentage of sales?

3. What is the average inventory turnover, i.e., the number of times the average inventory is sold each year?

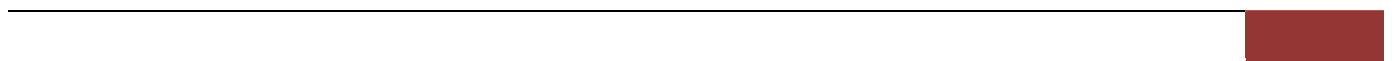
4. What is the average gross profit as a percentage of sales?

5. What are the average expenses as a percentage of sales?

6. What is the average net profit as a percent of sales?

7. Take the preceding figures and work backwards using a standard income statement format and determine the level of sales necessary to support your desired income level.

8. From an objective, practical standpoint, is this level of sales, expenses and profit attainable?



ANY BUSINESS, INC.
Condensed Hypothetical Income Statement
For year ending December 31

Item	Amount	Percent
Gross sales	773,888	
Less returns, allowances, and cash discounts	14,872	
Net sales	<hr/> 759,016	100.00
Cost of goods sold	589,392	77.65
Gross profit on sales	<hr/> 169,624	<hr/> 22.35
Selling expenses	41,916	5.52
Administrative expenses	28,010	3.69
General expenses	50,030	6.59
Financial expenses	5,248	0.69
Total expenses	<hr/> 125,204	<hr/> 16.50
Operating profit	44,220	5.85
Extraordinary expenses	1,200	0.16
Net profit before taxes	<hr/> 43,220	<hr/> 5.69
taxes	19,542	2.57
Net profit after taxes	<hr/> 23,678	<hr/> 3.12

E. Market Analysis

The primary objective of a market analysis is to arrive at a realistic projection of sales. after answering the following questions you will be in a better positions to answer question eight immediately above.

Population

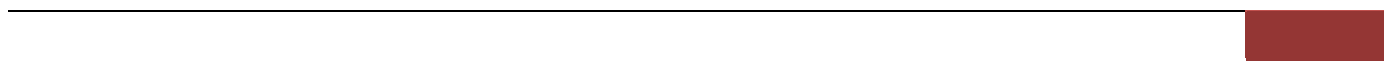
1. Define the geographical areas from which you can realistically expect to draw customers.

2. What is the population of these areas?

3. What do you know about the population growth trend in these areas? _____

4. What is the average family size?

5. What is the age distribution?



6. What is the per capita income?

7. What are the consumers' attitudes toward business like yours?

8. What do you know about consumer shopping and spending patterns relative to your type of business?

9. Is the price of your product/service especially important to your target market?

10. Can you appeal to the entire market?

11. If you appeal to only a market segment, is it large enough to be profitable?

F. Competition

1. Who are your major competitors?

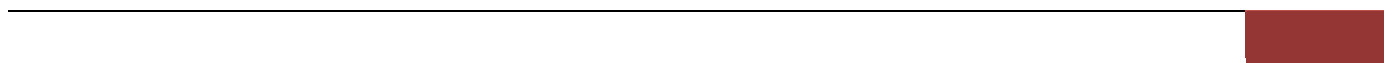
2. What are the major strengths of each?

3. What are the major weaknesses of each?

4. Are you familiar with the following factors concerning your competitors:

Price structure?

Product lines (quality, breadth, width)?



Location?

Promotional activities?

Sources of supply?

Image from a consumer's viewpoint?

5. Do you know of any new competitors?

6. Do you know of any competitor's plans for expansion?

7. Have any firms of your type gone out of business lately?

8. If so, why?

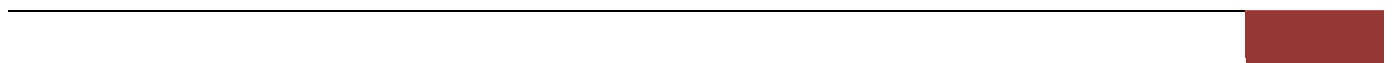
9. Do you know the sales and market share of each competitor?

10. Do you know whether the sales and market share of each competitor are increasing, decreasing, or stable?

11. Do you know the profit levels of each competitor?

12. Are your competitors' profits increasing, decreasing, or stable?

13. Can you compete with your competition?



G. Sales

1. Determine the total sales volume in your market area.

2. How accurate do you think your forecast of total sales is?

3. Did you base your forecast on concrete data?

4. Is the estimated sales figure "normal" for your market area?

5. Is the sales per square foot for your competitors above the normal average?

6. Are there conditions, or trends, that could change your forecast of total sales?

7. Do you expect to carry items in inventory from season to season, or do you plan to mark down products occasionally to eliminate inventories? If you do not carry over inventory, have you adequately considered the effect of mark-down in your pricing? (Your gross profits margin may be too low.)

8. How do you plan to advertise and promote your product/service/business?

9. Forecast the share of the total market that you can realistically expect - as a dollar amount and as a percentage of your market.

10. Are you sure that you can create enough competitive advantages to achieve the market share in your forecast of the previous question?

11. Is your forecast of dollar sales greater than the sales amount needed to guarantee your desired or minimum income?



12. Have you been optimistic or pessimistic in your forecast of sales? _____

13. Do you need to hire an expert to refine the sales forecast?

14. Are you willing to hire an expert to refine the sales forecast?

H. Supply

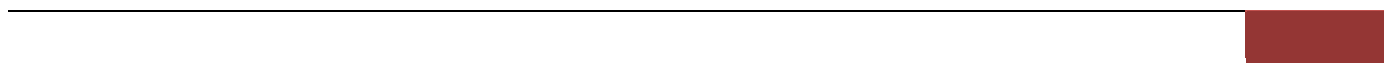
1. Can you make a list of every item of inventory and operating supplies needed?
2. Do you know the quantity, quality, technical specifications, and price ranges desired?
3. Do you know the name and location of each potential source of supply?
4. Do you know the price ranges available for each product from each supplier?
5. Do you know about the delivery schedules for each supplier?
6. Do you know the sales terms of each supplier?
7. Do you know the credit terms of each supplier?
8. Do you know the financial condition of each supplier?
9. Is there a risk of shortage for any critical materials or merchandise?
10. Are you aware of which supplies have an advantage relative to transportation costs?
11. Will the price available allow you to achieve an adequate markup?

I. Expenses

1. Do you know what your expenses will be for: rent, wages, insurance, utilities, advertising, interest, etc?
2. Do you need to know which expenses are Direct, Indirect, or Fixed?
3. Do you know how much your overhead will be?
4. Do you know how much your selling expenses will be?

Miscellaneous

1. Are you aware of the major risks associated with your product? Service Business?



2. Can you minimize any of these major risks?
3. Are there major risks beyond your control?
4. Can these risks bankrupt you? (fatal flaws)

J. Venture Feasibility

1. Are there any major questions remaining about your proposed venture?
2. Do the above questions arise because of a lack of data?
3. Do the above questions arise because of a lack of management skills?
4. Do the above questions arise because of a "fatal flaw" in your idea?
5. Can you obtain the additional data needed?

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2. Starting Your Business Step by Step

A. Things to Consider Before You Start

This guide will walk you step by step through all the essential phases of starting a successful service business. To profit in a service based business, you need to consider the following questions: What business am I in? What services do I provide? Where is my market? Who will buy? Who is my competition? What is my sales strategy? What merchandising methods will I use? How much money is needed to operate my firm? How will I get the work done? What management controls are needed? How can they be carried out? When should I revise my plan? And many more.

No one can answer such questions for you. As the owner-manager you have to answer them and draw up your business plan. The pages of this guide are a combination of text and workspaces so you can write in the information you gather in developing your business plan - a logical progression from a commonsense starting point to a commonsense ending point.

It takes time and energy and patience to draw up a satisfactory business plan. Use this Guide to get your ideas and the supporting facts down on paper. And, above all, make changes in your plan on these pages as that plan unfolds and you see the need for changes.

Bear in mind that anything you leave out of the picture will create an additional cost, or drain on your money, when it crops up later on. If you leave out or ignore enough items, your business is headed for disaster.

Keep in mind too, that your final goal is to put your plan into action. More will be said about this near the end of this Guide.



What's in this for Me?

You may be thinking: Why should I spend my time drawing up a business plan? What's in it for me? If you've never drawn up a plan, you are right in wanting to hear about the possible benefits before you do your work.

A business plan offers at least four benefits. You may find others as you make and use such a plan. The four are:

- (1) The first, and most important, benefit is that a plan gives you a path to follow. A plan makes the future what you want it to be. A plan with goals and action steps allows you to guide your business through turbulent economic seas and into harbors of your choice. The alternative is drifting into "any old port in a storm."
- (2) A plan makes it easy to let your banker in on the action. By reading, or hearing, the details of your plan he will have real insight into your situation if he is to lend you money.
- (3) A plan can be a communications tool when you need to orient sales personnel, suppliers, and others about your operations and goals.
- (4) A plan can help you develop as a manager. It can give you practice in thinking about competitive conditions, promotional opportunities, and situation that seem to be advantageous to your business. Such practice over a period of time can help increase an owner-manager's ability to make judgments.

Why am I in Business?

Many enterprising people are drawn into starting their own business by the possibilities of making money and being their own boss. But the long hours, hard work, and responsibilities of being the boss quickly dispel and preconceived glamour.

Profit is the reward for satisfying consumer needs. But it must be worked for. Sometimes a new business might need two years before it shows a profit. So where, then, are reasons for having your own business?

Every business owner-manager will have his or her own individual reasons for being in business. For some, satisfaction come from serving their community. They take pride in serving their neighbors and giving them quality work which they stand behind. For others, their business offers them a chance to contribute to their employees' financial security.

There are as many rewards and reasons for being in business as there are business owners. Why are you in business?

What business am I in?



In making your business plan, the first question to consider is: What business am I really in. At the first reading this question may seem silly. "If there is one thing I know," you say to yourself, "it is what business I'm in." But hold on. Some owner-managers go broke and others waste their saving because they are confused about the business they are in.

The changeover of barbershops from cutting hair to styling hair is one example of thinking about what business you're really in.

Consider this example, also. Joe Riley had a small radio and TV store. He thought of his business as a retail store though he also serviced and repaired anything he sold. As his suburb grew, appliance stores emerged and cut heavily into his sales. However, there was an increased call for quality repair work.

When Mr. Riley considered his situation, he decided that he was in the repair business. As a result of thinking about what business he was really in, he profitably built up his repair business and has a contract to take care of the servicing and repair business for one of the appliance stores.

Decide what business you are in and write your answer in the following spaces. To help you decide, think of the answers to questions such as: What inventory of parts and materials must you keep on hand? What services do you offer? What services do people ask for that you do not offer? What is it you are trying to do better, more of, or differently from your competitors?

How to Plan Your Marketing

When you have decided what business you're in, you have made your first marketing decision. Now you are ready for other important considerations.

Successful marketing starts with the owner-manager. You have to know your service and the needs of your customers.

The narrative and work blocks that follow are designed to help you work out a marketing plan for your firm. The blocks are divided into three sections:

Section One - Determining the Sales Potential

Section Two - Attracting Customers

Section Three - Selling to Customers

Section One - Determining the Sales Potential

In the service business, your sales potential will depend on the area you serve. That is, how many customers in this area will need your services? Will your customers be industrial, commercial, consumer, or all of these?

When picking a site to locate your business, consider the nature of your service. If you pick up and deliver, you will want a site where the travel time will be low and you may later install a

radio dispatch system. Or, if the customer must come to your place of business, the site must be conveniently located and easy to find.

You must pick the site that offers the best possibilities of being profitable. The following questions will help you think through this problem.

In selecting an area to serve, consider the following:

Population and its growth potential

Income, age, occupation of population

Number of competitive services in and around your proposed location

Local ordinances and zoning regulations

Type of trading area (commercial, industrial, residential, seasonal)

For additional help in choosing an area, you might try the local chamber of commerce and the manufacturer and distributor of any equipment and supplies you will be using.

You will want to consider the next list of questions in picking the specific site for your business:

Will the customer come to your place of business?

How much space do you need?

Will you want to expand later on?

Do you need any special features required in lighting, heating, ventilation?

Is parking available?

Is public transportation available?

Is the location conducive to drop-in customers?

Will you pick up and deliver?

Will travel time be excessive?

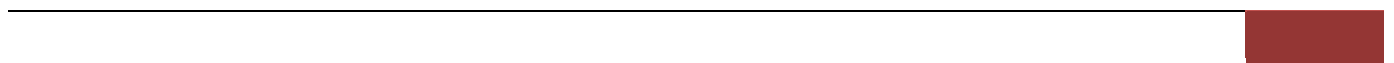
Will you prorate travel time to service call?

Would a location close to an expressway or main artery cut down on travel time?

If you choose a remote location, will savings in rent off-set the inconvenience?

If you choose a remote location, will you have to pay as much as you save in rent for advertising to make your service known?

If you choose a remote location, will the customer be able to readily locate your business?



Will the supply of labor be adequate and the necessary skills available?

What are the zoning regulations of the area?

Will there be adequate fire and police protection?

Will crime insurance be needed and be available at a reasonable rate?

I plan to locate in _____ because:

Is the area in which you plan to locate supported by a strong economic base? For example, are nearby industries working full time? Only part time? Did any industries go out of business in the past several months? Are new industries scheduled to open in the next several months?

Write your opinion of the area's economic base and your reason for that opinion here.:

Will you build? _____ What are the terms of the loan or mortgage?

Will you rent? _____ What are the terms of the lease?

Is the building attractive? _____ In good repair? _____

Will it need remodeling? _____ Cost of remodeling? _____

What services does the landlord provide?

What is the competition in the area you have picked?

The number of firms that handle my service _____

Does the area appear to be saturated? _____



How many of these firms look prosperous? _____

Do they have any apparent advantages over you? _____

How many look as though they're barely getting by? _____

How many similar services went out of business in the area last year? _____

Can you find out why they failed? _____

How many new services opened up in the last year? _____

How much do your competitors charge for your service? _____

Which firm or firms in the area will be your biggest competition? _____

List the reasons for your opinion here:

Section Two - Attracting Customers

When you have a location in mind, you should work through another aspect of marketing. How will you attract customers to your business? How will you pull customers away from your competition?

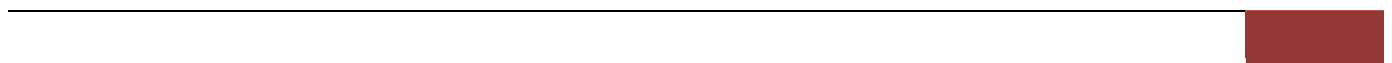
It is working with this aspect of marketing that many service firms find competitive advantages. The ideas which they develop are as good and often better, than those which large companies develop with hired brains. The workblocks that follow are designed to help you think about image, pricing, customer service policies, and advertising.

Image

Whether you like it or not, your service business is going to have an image. The way people think of your firm will be influenced by the way you conduct your business. If people come to your place of business for your service, the cleanliness of the floors, the manner in which they are treated, and the quality of your work will help form your image. If you take your service to the customer, the conduct of your employees will influence your image. Pleasant, prompt, courteous service before and after the sale will help make satisfied customers your best form of advertising.

Thus, you can control your image, Whatever image you seek to develop. It should be concrete enough to promote in your advertising. For example, "service with a smile" is an often used image.

Write out what image you want customers to have of your business.



Pricing

In setting prices for your service, there are four main elements you must consider:

- (1) Materials and supplies
- (2) Labor and operating expenses
- (3) Planned profit
- (4) Competition

Further along in this Guide you will have the opportunity to figure out the specifics of materials, supplies, labor, and operating expenses. From there you may want the assistance of your accountant in developing a price structure that will not only be fair to the customer, but also fair to yourself. This means that not only must you cover all expenses but also allow enough margin to pay yourself a salary.

One other thing to consider. Will you offer credit? _____ Most businesses use a credit card system. These credit costs have to come from somewhere. Plan for them. If you use a credit card system, what will it cost you? _____

Can you add to your prices to absorb this cost?

Some trade association have a schedule for service charges. It would be a good idea to check with the trade association for your line of business. Their figures will make a good yardstick to make sure your prices are competitive.

And, of course, your prices must be competitive. You've already found out your competitors' prices. Keep these in mind when you are working with your accountant. If you will not be able to make an adequate return, now is the time to find out.

Customer Service Policies

Customers expect certain services or conveniences, for example, parking. These services may be free to the customer, but not to you. If you do provide parking, you either pay for your own lot or pick up your part of the cost of a lot which you share with other businesses. Since these conveniences will be an expense, plan for them.

List the services that your competitors provide to customers:

Now list the services that you will provide your customers:

Service / Estimated Cost

_____	_____
_____	_____
_____	_____
_____	_____

Planning Your Advertising Activities

In this section on attracting customers, advertising was saved until last because you have to have something to say before advertising can be effective. When you have an image, price range, and customers services, you are ready to tell prospective customers why they should use your services.

When the money you can spend on advertising is limited it is vital that your advertising be on target. Before you can think about how much money you can afford for advertising, take time to determine what jobs you want advertising to do for your business. The work blanks that follow should be helpful to your thinking.

The strong points about my service business are:

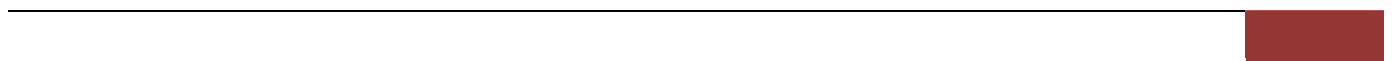
My service business is different from my competition in the following ways:

My advertising should tell customers and prospective customers the following facts about my business and services:

When you have these facts in mind, you now need to determine who you are going to tell it to. Your advertising needs to be aimed at a target audience - those people who are most likely to use your services. In the space below, describe your customers in terms of age, sex, occupation, and whatever else is necessary depending on the nature of your business. This is your customer profile of "male and female automobile owners, 18 years old and above." Thus, for this repair business, anyone over 18 who owns a car is likely to need its service.

The customer profile for my business is

Now you are ready to think about the form your advertising should take and its cost. You are looking for the most effective means to tell your story to those most likely to use your service.



Ask the local media (newspapers, radio and television, and the printers of direct mail pieces) for information about the services and the results they offer for your money.

How you spend advertising money is your decision, but don't fall into the trap that snares many advertisers. As one consultant describes this pitfall: It is amazing the way many managers consider themselves experts on advertising copy and media selection without any experience in these areas.

The following blanks should be useful in determining what advertising is needed to sell your strong points to prospective customers.

Form of Advertising	Size of Audience	Frequency of Use	Cost of A Single Ad	Estimated Cost
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
			Total	_____

When you have a figure on what your advertising for the next 12 months will cost, check it against one of the operating ratios (expenses as a percentage of sales) which trade associations and other organizations gather. If your estimated cost for advertising is substantially higher than this average for your line of service, take a second look. No single expense item should be allowed to get way out of line if you want to make a profit. Your task in determining comes down to: How much can I afford to spend and still do the job that needs to be done?

Section Three - Selling to Customers

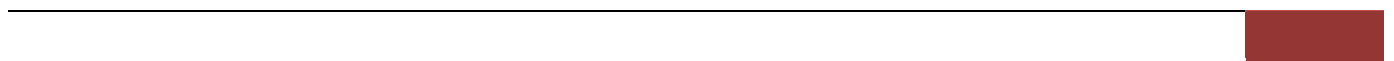
To complete your work on marketing, you need to think about what you want to happen after you get a customer. Your goal is to provide your service, satisfy customers, and put money into the cash register.

One-time customers can't do the job. You need repeat customers to build a profitable annual sales volume. When someone returns for your service, it is probably because he was satisfied by his previous experience. Satisfied customers are the best form of advertising.

If you previously decided to work only for cash, take a hard look at your decision. Americans like to buy on credit. Often a credit card, or other system of credit and collections, is needed to attract and hold customers.

Based on this description and the dollar amount of business you indicated that you intend to do this year, fill in the following workblocks.

Fixtures and Equipment



No matter whether or not customers will come to your place of business, there will be certain equipment and furniture you will need in your place of business which will allow you to perform your service.

Parts and Material

You will probably need some kind of parts or material to provide your service.

I plan to buy parts and material from:

Before you make any supply arrangements, examine the supplier's obsolescence policy. This can be a vital factor in service parts purchasing. You also look at the supplier's warranty policy.

Now that you have determined the parts and materials you'll need, you should think about the type of stock control system you'll use. A stock control system should enable you to determine what needs to be ordered on the basis of: (1) what is on hand, (2) what is on order, (3) what has been used. (Some trade associations and suppliers provide systems to members and customers.)

When you have decided on a system for stock control, estimate its cost. My system for stock control will cost me _____ for the first year.

Overhead

List the overhead items which will be needed. Examples are: rent, utilities, office help, insurance, interest, telephone, postage, accountant, payroll taxes, and licenses or other local taxes. If you plan to hire others to help you manage, their salaries should be listed as overhead.

Getting the Work Done

An important step in setting up your business is to find and hire capable employees. Then you must train them to work together to get the job done. Obviously, organization is needed if your business is to produce what you expect it to produce, namely profits.

Organization is essential because you as the owner-manager cannot do all the work. As your organization grows, you have to delegate work, responsibility and authority. A helpful tool in getting this done is the organization chart. It shows at a glance who is responsible for the major activities of a business.

As an additional aid in determining both what needs to be done and who will do it, list each activity that is involved in your business. Next to the activity indicate who will do it. You may do this by name or some other designation such as "worker #1", Remember that a name may appear more than once.

Activity / Name



How Much Money Will You Need

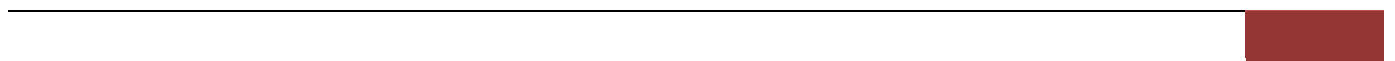
At this point, take some time to think about what your business plan means in terms of dollars. This section is designed to help you put your plan into dollars.

The first question concerns the source of dollars. After your initial capital investment, the major source of money is the sale of your services. What dollar volume of business do you expect to do in the next 12 months? _____

Expenses

In connection with your annual dollar volume of business, you need to think about expenses. If, for example you plan to do 100,000 in business, what will it cost you to do this amount of servicing? And even more important, what will be left over as profit at the end of the year? Never lose sight of the fact that profit is your pay. Even if you pay yourself a salary for living expenses, your business must make a profit if it is to continue year after year and pay back the money you invested in it.

The following workblock is designed to help you make a quick estimate of your expenses. To use this formula, you need to get only one figure - the cost of sales figure for your line of business. If you don't have this operating ratio, check with your trade association.



	Expressed in percentage	Expressed in dollars	your percentage	your dollars
1. Sales	100	100,000	100	\$ _____
2. Cost of sales	-61.7	-61,700	_____	-\$ _____
3. Gross margin	38.3	38,300	_____	\$ _____

Start-Up Costs

If you are starting a new business, list the following estimated start-up costs:

Fixtures and equipment	_____
Starting inventory	_____
Office supplies	_____
Decorating and remodeling	_____
Installation of equipment	_____
Deposits for utilities	_____
Legal and professional fees	_____
Licenses and permits	_____
Advertising for the opening	_____
Operating cash	_____
Owner's withdraw during prep-start-up time	_____
Total	_____

Whether you have the funds (savings) or borrow them, your new business will have to pay back these start-up costs. Keep this fact in mind as you work on the "Expenses" section, and on other financial aspects of your plan.

Break Down Your Expenses

Your quick estimate of expenses provides a starting point. The next step is to break down your expenses so they can be handled over the 12 months. Use an "Expenses Worksheet" form to make up an expense budget.

Matching Money and Expenses

A budget helps you to see the dollar amount of your expenses each month. Then from month to month the question is: Will sales bring in enough money to pay the firm's bills on time? The answer is "maybe not" or "I hope so" unless the owner-manager prepares for the "peaks and valleys" that are in many service operations.

A cash forecast is a management tool which can eliminate much of the anxiety that can plague you if your business goes through lean months. Use a worksheet, "Estimated Cash Forecast", or ask your accountant to use it to estimate the amounts of cash you expect to flow through your business during the next 12 months.

Is Additional Money needed?

Suppose at this point you have determined that your business plan needs more money than can be generated by sales. What do you do?

What you do depends on the situation. For example, the need may be for bank credit to tide your business over during the lean months. This loan can be repaid during the fat sales months when expenses are far less than sales. Adequate working capital is necessary for success and survival.

Whether an owner-manager seeks to borrow money for only a month or so or on a long-term basis, the lender needs to know whether the store's financial position is strong or weak. Your lender will ask to see a current balance sheet.

Even if you don't need to borrow, use it, to draw the "picture" of your firm's financial condition. Moreover, if you don't need to borrow money, you may want to show your plan to the bank that handles your store's checking account. It is never too early to build good relations with your banker, to show that you are a manager who knows where you want to go rather than a store owner who hopes to make a success.

Control and Feedback

To make your plan work you will need feedback. For example, the year-end profit and loss statement shows whether your business made a profit or loss for the past 12 months.

But you can't wait 12 months for the score. To keep your plan on target you need readings at frequent intervals. A profit and loss statement at the end of each month or at the end of each quarter is one type of frequent feedback. However, the income statement or profit and loss statement (P and L) may be more of a loss than a profit statement if you rely only on it. You must set up management controls which will help you to insure that the right things are being done from day to day and from week to week. In a new business, the record-keeping system should be set up before your business opens. After you're in business is too late. For one thing, you may be too busy to give a record-keeping system the proper attention.

The control system which you set up should give you information about: stock, sales, and disbursement. The simpler the system, the better. Its purpose is to give you current information. You are after facts with emphasis on trouble spots. Outside advisers, such as an accountant, can be helpful.

Stock Control

The purpose of controlling parts and materials inventory is to provide maximum service to your customers and to see that parts and materials are not lost through pilferage, shrinkage, errors, or waste. Your aim should be to achieve a high turnover on your inventory. The fewer dollars you tie up in inventory, the better.

In a business, inventory control helps the owner-manager to offer customers efficient service. The control system should enable you to determine what needs to be ordered on the basis of: (1) what is on hand, (2) what is on order, and (3) what has been used.

In setting up inventory controls, keep in mind that the cost of the inventory is not your only cost. You will also have costs such as the cost of purchasing, the cost of keeping control records, and the cost of receiving and storing your inventory.

Sales

In a small business, sales slips and cash register tapes give the owner-manager feedback at the end of each day. To keep on top of sales, you will need answers to questions such as: How many sales were made? What was the dollar amount? What credit terms were given to customers?

Disbursements

Your manager controls should also give you information about the dollars your company pays out. In checking on your bills, you do not want to know what major items, such as paying bills on time to get the supplier's discount, are being handled according to your policies. Your review system will also give you the opportunity to make judgments on the use of funds. In this manner, you can be on top of emergencies as well as routine situations. Your system should also keep you aware that tax moneys such as payroll income tax deductions, are set aside and paid out at the proper time.

Break-Even Analysis

Break-even analysis is a management control device because the break-even point shows how much you must sell under given conditions in order to just cover your costs with No profit and No loss.

Profit depends on sales volume, selling price, and costs. Break-even analysis helps you to estimate what a change in one or more of these factors will do to your profits. To figure a break-even point, fixed costs, such as rent, must be separated from variable costs, such as the cost of sales and the other items listed under "controllable expenses" on the expense worksheet, of this Guide.

The formula is:

Break-even point (in sales dollars) =

$$\frac{\text{Total fixed costs}}{1 - \frac{\text{.....Total variable costs}}{\text{.....Corresponding sales volume}}}$$

An example of the formula is: Bill Jackson plans to open a laundry. He estimates his fixed expenses at about \$9,000, the first year. He estimates his variable expenses at about \$700 for every \$1,000 of sales.



$$\text{BE point} = \frac{\$9,000}{1 - \frac{700}{1,000}} = \frac{\$9,000}{1 - .70} = \frac{\$9,000}{.30} = \$30,000$$

Is Your Plan Workable?

Stop when you have worked out your break-even point. Whether the break-even point looks realistic or way off base, it is time to make sure that your plan is workable.

Take time to re-examine your plan before you back it with money. If the plan is not workable better to learn it now than to realize 6 months down the road that you are pouring money into a losing venture.

In reviewing your plan, look at the cost figures you drew up when you broke down your expenses for one year. If any of your cost items are too high or too low, change them. You can write your changes in the white spaces above or below your original entries on that worksheet. When you finish making your adjustments, you will have a Revised projected statement of sales and expenses for 12 months.

With your revised figures work out a revised break-even point. Whether the new break-even point looks good or bad, take one or more precaution. Show your plan to someone who has not been involved in working out the details.

Your banker, or other advisor outside of your business may see weaknesses that failed to appear as you pored over the details of your plan. They may put a finger on strong points which your plan should emphasize.

Put Your Plan into Action

When your plan is as near on target as possible, you are ready to put it into action. Keep in mind that action is the difference between a plan and a dream. If a plan is not acted upon, it is of no more value than a pleasant dream that evaporates over the breakfast coffee.

A successful owner-manager does not stop after he has gathered information and drawn up a plan, as you have done in working through this Guide. He begins to use his plan.

At this point, look back over your plan. Look for things that must be done to put your plan into action.

What needs to be done will depend on your situation. For example, if your business plan calls for an increase in sales, one action to be done will be providing funds for this expansion.

Have you more money to put into this business?

Do you borrow from friends and relatives? From your bank? From your suppliers by arranging liberal commercial credit terms.



If you are starting a new business, one action step may be to get a loan for fixtures, employee salaries, and other expenses. Another action step will be to find and hire capable employees.

In the spaces that follow, list things that must be done to put your plan into action. Give each item a date so that it can be done at the appropriate time. To put my plan into action, I must do the following:

Action / Completion Date

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Keeping Your Plan Up To Date

Once you put your plan into action, look out for changes. They can cripple the best made business plan if the owner-manager lets them.

Stay on top of changing conditions and adjust your business plan accordingly.

Sometimes the change is made within your company. For example, several of your employees quit their jobs. Sometimes the change is with customers: for example, their desires and tastes shift. Sometimes the change is technological as when raw materials are put on the market introducing the need for new processes and procedures.

In order to adjust your plan to account for such changes, an owner-manager must:

- (1) Be alert to the changes that come in your company, line of business, market, and customers.
- (2) Check your plan against these changes.
- (3) Determine what revisions, if any, are needed in your plan.

The method you use to keep your plan current so that your business can weather the forces of the market place is up to you. Read the trade papers and magazines for your line of business. Another suggestion concerns your time. Set some time - two hours, three hours, whatever is necessary-to review your plan periodically. Once each month, or every other month, go over your plan to see whether it needs adjusting. If revisions are needed, make them and put them into action.

[Go to Top](#)

3. Complete How to Start a Motel Hotel Business Plan Template

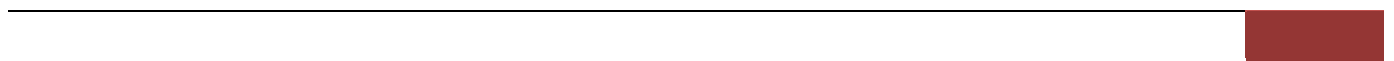


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1.0 Executive Summary

[COMPANY NAME]

[NAME], Owner

Mailing Address:

[ADDRESS]

[CITY, STATE ZIP]

Phone: (XXX) XXX-XXXX

Fax (XXX) XXX-XXXX

[EMAIL]

Introduction

[COMPANY NAME] is a historic 12-suite high quality motel owned and operated by [NAME] for more than 40 years. The motel has been recently re-acquired from an impending foreclosure and upon receipt of grant funding the Company will execute improvements and upgrades to provide superior, high quality lodging for our loyal outdoor enthusiasts.

Location

[COMPANY NAME] is location located at [Address] [CITY, STATE ZIP].

The Company

The Company offers superior quality lodging in the form of 12 individual suites with compact refrigerators, microwaves and coffee makers with six full kitchen suites. [COMPANY NAME] is a Limited Liability Company owned 50%, by [NAME], an unmarried woman and 50% by [NAME], daughter of [NAME]. [COMPANY NAME] has been in business for 66 years and is of historic significance to the community.

Our Services

[COMPANY NAME] will offer superior quality lodging to a growing market of outdoorsmen and women at competitive prices. [COMPANY NAME] also has a full 6-bedroom home, convertible into a three-bedroom home that is also available for rent to larger parties.

The Market

[COMPANY NAME] is located in Walden, Colorado, also known as the "Moose Viewing Capital of Colorado". The Company will target Big Game Hunters and Fishermen/women as well as outdoor sports enthusiasts through social networks as

well as avenues frequented by those purchasing licenses from the Department of Wildlife.

Financial Considerations

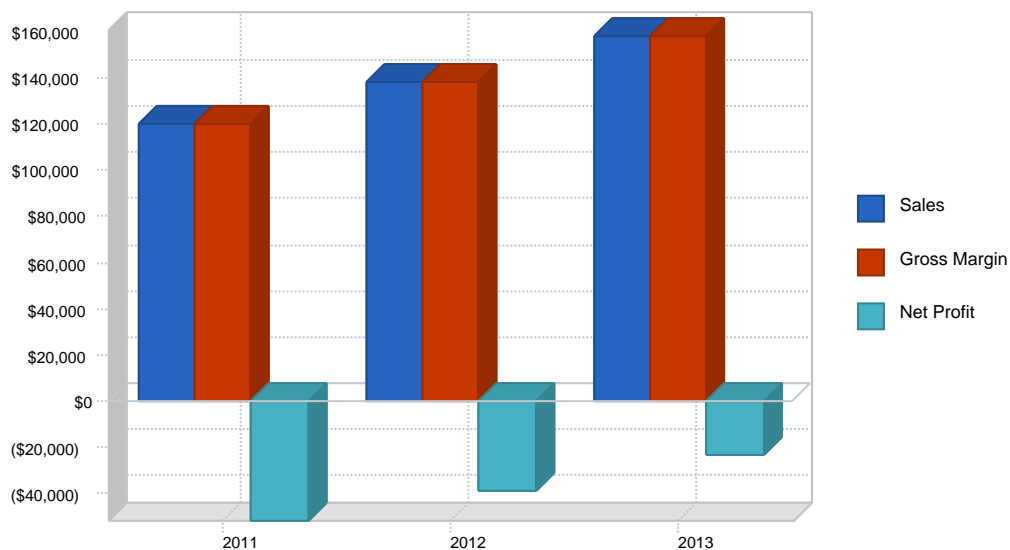
The current financial plan for [COMPANY NAME] is to obtain grant funding in the amount of \$600,000. The grant will be used to re-fashion the existing motel, execute required leasehold improvements, purchase office furniture, fixtures, equipment, and supplies, and provide funding for employee payroll and working capital.

The major focus for grant funding is as follows:

1. A company fully owned and operated by women
2. To purchase energy efficient equipment
3. To hire veterans, minorities, and the unemployed

Chart: Highlights

Highlights



1.1 Objectives

The objective of the [COMPANY NAME] is to maintain 100% occupancy and to provide travelers with a low cost superior quality establishment that provides comfortable lodging to all.

1.2 Mission

[COMPANY NAME] aspires to maintain a loyal customer base by providing outstanding lodging. The comfort and care of our guests is our primary concern. We aim to provide

an environment and amenities that encourage and promote an excellent nights rest for weary travelers.

1.3 Keys to Success

- Providing superior, quality lodging that is competitively priced
- Providing high quality bedding and amenities promoting a good night's rest
- Close proximity to National Forests & lake, river and stream fishing sites
- On-site RV park & camping sites
- Full kitchens and kitchenettes
- Six bedroom vacation rental home for large groups
- Historic Designation
- Ample parking
- Free Wi-Fi

2.0 Company Summary

[COMPANY NAME] is located at [ADDRESS] [CITY, STATE ZIP] and is owned and operated by [NAME]. The business was established in 1944 and contains 12 rental suites as well as a 6-bedroom rental home, which are frequented by sports enthusiasts throughout hunting and fishing seasons.

2.1 Company Ownership

[NAME] is a 50% co-owner of [COMPANY NAME], with her daughter [NAME] and has owned and operated the business for more than 40 of its **66** years. The business was re-acquired in June of 2009 in the wake of an impending foreclosure.

2.2 Company History

The [COMPANY NAME] was established in 1944 by John William Hoover, father of [NAME], current owner and operator, and 3rd cousin to our 31st President of the United States **Herbert Clark Hoover** (August 10, 1874 - October 20, 1964) and as such has significant historical affiliation. [COMPANY NAME] has been in business for 66 years and maintains a 100% occupancy rate during Big Game hunting and fishing seasons and will remain a historical provider of superior quality lodging within the community of Walden, Colorado.

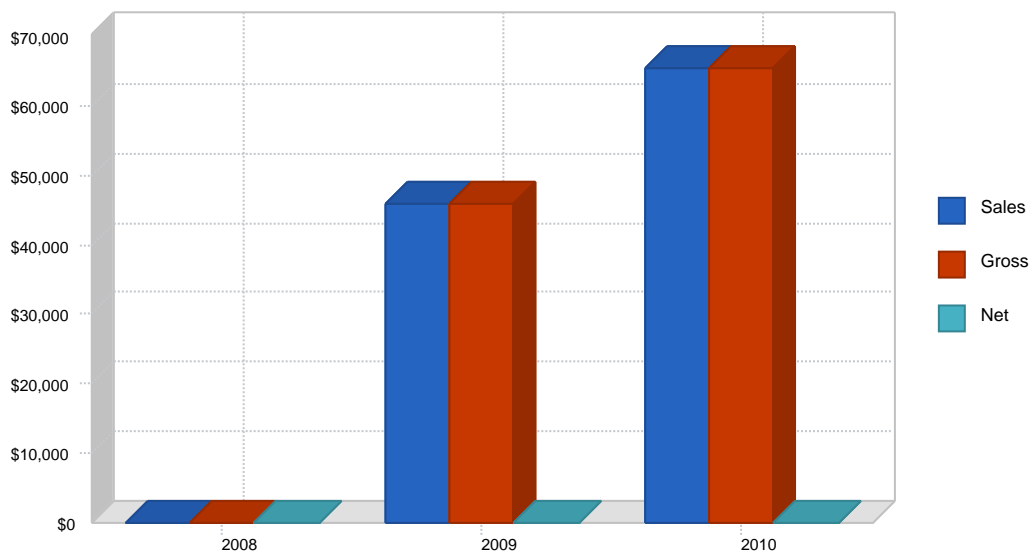
Table: Past Performance

Past Performance			
	2008	2009	2010
Sales	\$0	\$45,836	\$65,270
Gross Margin	\$0	\$45,836	\$65,270
Gross Margin %	0.00%	100.00%	100.00%
Operating Expenses	\$0	\$78,285	\$80,634
Balance Sheet			
	2008	2009	2010
Current Assets			
Cash	\$0	\$20,000	\$5,000
Other Current Assets	\$0	\$0	\$0
Total Current Assets	\$0	\$20,000	\$5,000
Long-term Assets			
Long-term Assets	\$0	\$250,000	\$250,000
Accumulated Depreciation	\$0	\$35,870	\$35,870
Total Long-term Assets	\$0	\$214,130	\$214,130
Total Assets	\$0	\$234,130	\$219,130
Current Liabilities			
Accounts Payable	\$0	\$0	\$0

Current Borrowing	\$0	\$0	\$0
Other Current Liabilities (interest free)	\$0	\$0	\$0
Total Current Liabilities	\$0	\$0	\$0
Long-term Liabilities	\$0	\$25,882	\$25,882
Total Liabilities	\$0	\$25,882	\$25,882
Paid-in Capital	\$0	\$0	\$0
Retained Earnings	\$0	\$208,248	\$193,248
Earnings	\$0	\$0	\$0
Total Capital	\$0	\$208,248	\$193,248
Total Capital and Liabilities	\$0	\$234,130	\$219,130
Other Inputs			
Payment Days	0	0	0

Chart: Past Performance

Past Performance



3.0 Services

[COMPANY NAME] offers clean, superior quality, affordable lodging for Outdoors men and women in Walden, Colorado. [COMPANY NAME] has been in business for 66 years and is currently owned and operated by [NAME].

[NAME] is re-fashioning the motel with updated bathrooms, kitchens, electronics, interiors and superior quality bedding in order to provide guests with a clean, cozy, comfortable and affordable environment in which to rest at the end of a long sports filled day. In addition to twelve personal suites, all with kitchenettes, and six with full kitchens, [COMPANY NAME] offers the rental of a full six bedroom home that can also be rented partially with only three bedrooms.

[COMPANY NAME] plans to include the addition of an enclosed Hot Tub facility for guests to enjoy in the future as well.

4.0 Market Analysis Summary

The population of Walden is approximately 890 (1990) and Walden is known historically as the "Moose Viewing Capital of Colorado". It is located in the pristine mountains of North Park, home to abundant wildlife, fishing, hiking, snow capped mountains and sand dunes. Walden is the epitome of the past in ranching, logging and mining and [COMPANY NAME] will comfortably and economically house those that visit in a manner that will ensure their happy return.

The Department of Wildlife has put in place new opportunities for public hunting and has taken measures to introduce women and young adults to hunting as evidenced by a special news feature on ABC's World News Tonight. According to the Department of Wildlife, Colorado's fishing programs and licenses continue to increase in sales due to record-breaking fish production and stocking efforts, which keep hunters and fishermen/women coming back for more.

Additionally, [COMPANY NAME] is a favorite of motor-cyclists traveling to and from the Sturgis, South Dakota annual rally each year in August and in June of 2011 the Colorado Bicycle Tour has reserved the entire motel for a couple of nights as part of its annual cycling event. [COMPANY NAME] anticipates an increase in specialty business in future years as a result of cultivating business relationships with regard to these events and others.

4.1 Market Segmentation

[COMPANY NAME] will target the following market segments:

1. Big Game hunters, fishermen & women, in pursuit of trophy fish, famous in the lakes, rivers and streams, and campers and snow enthusiasts that frequent the North Park area in accordance with the various seasons.

2. The population 18 years and older of Colorado

[COMPANY NAME] will aggressively advertise on various web sites frequented by those obtaining licenses to pursue their sports. [COMPANY NAME]'s market segmentation scheme is fairly straightforward, and focuses on the target market. The information contained in the market analysis table, displays the Company's main markets.

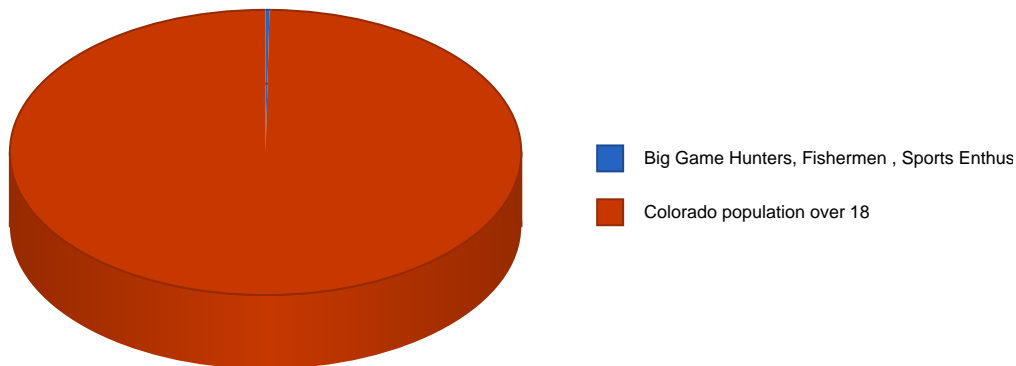
Table: Market Analysis

**Market
Analysis**

		2011	2012	2013	2014	2015	
Potential Customers	Growth						CAGR
Big Game Hunters, Fishermen, Sports Enthusiasts	3%	7,749	7,981	8,220	8,467	8,721	3.00%
Colorado population over 18	3%	3,200,466	3,296,480	3,395,374	3,497,235	3,602,152	3.00%
Total	3.00%	3,208,215	3,304,461	3,403,594	3,505,702	3,610,873	3.00%

Chart: Market Analysis (Pie)

Market Analysis (Pie)



4.2 Target Market Segment Strategy

[COMPANY NAME] will target the Big Game Hunters, Fishermen & women and sports enthusiasts as well as the population, 18 years and older, of Colorado as these are the groups that travel to the area for extended periods of time, repeatedly, in the quest for their game and entertainment. [COMPANY NAME] will establish and maintain an

extensive database of customers who will be contacted regularly via emails to allow them to make advance reservations for future visits, paying particular attention to their special requests and needs.

4.3 Service Business Analysis

[COMPANY NAME] is in the hospitality service industry in Walden, Colorado with a relatively low concentration of businesses in the area. Superior quality, comfortable and economically competitive lodging is sought by sports enthusiasts frequenting the area and [COMPANY NAME] will become the premium source for all their needs in lodging.

4.3.1 Competition and Buying Patterns

Guests visiting the Walden, Colorado area are in search of a premium quality, warm, cozy, comfortable establishment in which to call home while in pursuit of their hunting and fishing game. Determining factors include:

- Superior quality bedding and amenities to promote an excellent nights rest
- Cleanliness and the availability of compact small appliances
- The availability of ESPN and quality televisions as well as free Wi-Fi
- The feeling of home away from home
- Familiarity with a knowledgeable caring staff

5.0 Strategy and Implementation Summary

The primary sales and marketing strategy for [COMPANY NAME] consists of the following:

1. To provide an unparalleled lodging experience to customers
2. To establish a loyal following based on a high level of customer satisfaction
3. To provide the highest quality lodging at a competitive price
4. To establish and maintain an extensive customer database for marketing purposes

[COMPANY NAME] has clearly defined the target market and has differentiated itself by offering a solid solution to fulfilling its customers' needs. Reasonable sales targets have been established with an implementation plan designed to ensure the goals set forth are achieved.

5.1 SWOT Analysis

The SWOT analysis, aids in displaying the internal strengths and weaknesses that [COMPANY NAME] must address. It allows us to examine the opportunities presented to [COMPANY NAME] as well as potential threats. The Company's **strength** will help it to succeed. These strengths are:

- 66 years of hospitality experience
- Improved high quality accommodations and amenities
- Outstanding customer Service building upon a loyal customer base with the establishment of a detailed customer database
- Geographically close proximity to some of Colorado's elite hunting and fishing locations

Strengths are valuable, but it is also important to realize the **weaknesses** [COMPANY NAME] must address. These weaknesses include the lack of funding to expand and grow the business. The Companies strengths will help it capitalize on emerging **opportunities**. These opportunities include, but are not limited to:

- The ability to increase its market share by offering high quality, bedding, accoutrements and environments while maintaining competitive pricing
- The ability to offer an updated, high quality 6 bedroom rental home in addition to the 12 individual suites
- A stable repetitive customer base that will increase as word of mouth advertising expands
- The availability of 6 Full kitchen suites
- An actively growing Hunting, Fishing and outdoor market per the Department of Wildlife
- 66 years of experience in the hospitality industry
- Historical significance
- Cultivated business relationships as the result of an extensive presence and experience within the community

The major **threat** the Company faces is the economy.

5.1.1 Strengths

[COMPANY NAME]'s strengths are:

- Customer Service - Our goal is to exceed our customer's expectations with quality, value and professional service

- Superior quality bedding and amenities - We will exceed our customer's expectations in quality bedding to promote a comfortable and peaceful nights rest
- Establishment and maintenance of a detailed customer database to promote repeat business and word of mouth advertising
- A Geographic advantage to Unit 6, 171, 161 & 17, which are popular Big Game hunting areas as well as some of Colorado's best trout fishing in the following lakes, rivers and streams:

Big Creek Lake
 Cowdrey Lakes
 Delaney Buttes
 Lake John
 Seymour Reservation

1. Competitive value & rental pricing
2. The availability of a 6 Bedroom rental home
3. Key business relationships within the community that only come from 66 years of experience in the lodging industry

5.1.2 Weaknesses

[COMPANY NAME]'s weaknesses come from the lack of funding to expand and grow the business in an economically challenged financial environment that we are all experiencing.

Grant funds will be used to launch our re-fashioned motel including the execution of quality leasehold improvements to elevate surroundings, the purchase of office furniture, fixtures and equipment to enhance productivity and the establishment and maintenance of an extensive customer database, the purchase of quality bedding and accoutrements to enhance customer satisfaction.

5.1.3 Opportunities

[COMPANY NAME]'s Opportunities are:

- The ability to increase its market share by offering high quality, bedding, accoutrements and environments while maintaining competitive pricing
- The ability to offer an updated, high quality 6 bedroom rental home in addition to the 12 individual suites

- A stable repetitive customer base that will increase as word of mouth advertising expands
- The availability of 6 full kitchen suites
- An actively growing Hunting, Fishing and outdoor market per the Department of Wildlife
- 66 years of experience in the hospitality industry
- Historical significance
- Cultivated business relationships as the result of an extensive presence and experience within the community

5.1.4 Threats

The current economically challenged financial environment presents a threat to the travel and hospitality industry at large. However, the ability of [COMPANY NAME] to maintain 100% occupancy during Big Game hunting and fishing seasons is a display of enormous promise.

5.2 Competitive Edge

[COMPANY NAME] will utilize the following strengths to provide it with a leading edge in Walden, Colorado's hospitality industry:

- Personal attention provided to each guest and a genuine concern for their enhanced experience
- The type of experience only obtainable from 66 years of hospitality service
- A consistent and loyal following earned by a knowledgeable staff
- A historical community significance
- The affordability and combined luxury of a unexpected motel experience

5.3 Marketing Strategy

[COMPANY NAME]'s marketing strategy is to continue to expand its customer base by providing an exceptional unexpected motel experience expanded by word of mouth advertising and a substantial presence in web sites frequented by wildlife enthusiasts as well as social web sites in order to increase the company's market share.

5.4 Sales Strategy

[COMPANY NAME]'s sales strategy is simply to provide the finest quality motel lodging imaginable.

5.4.1 Sales Forecast

With the increase in quality amenities and service and newly established, extensive customer database [COMPANY NAME] anticipates an increase of 15% in sales annually over the next two years and beyond. [COMPANY NAME] is currently maintaining 100% occupancy during Big Game hunting and fishing seasons and we expect our revenue to grow accordingly with the increase in quality care and service.

Table: Sales Forecast

<i>Sales Forecast</i>			
	2011	2012	2013
Sales			
Lodging Sales	\$120,000	\$138,000	\$158,700
	\$0	\$0	\$0
Total Sales	\$120,000	\$138,000	\$158,700
Direct Cost of Sales	2011	2012	2013
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
Subtotal Direct Cost of Sales	\$0	\$0	\$0

Chart: Sales Monthly

Sales Monthly

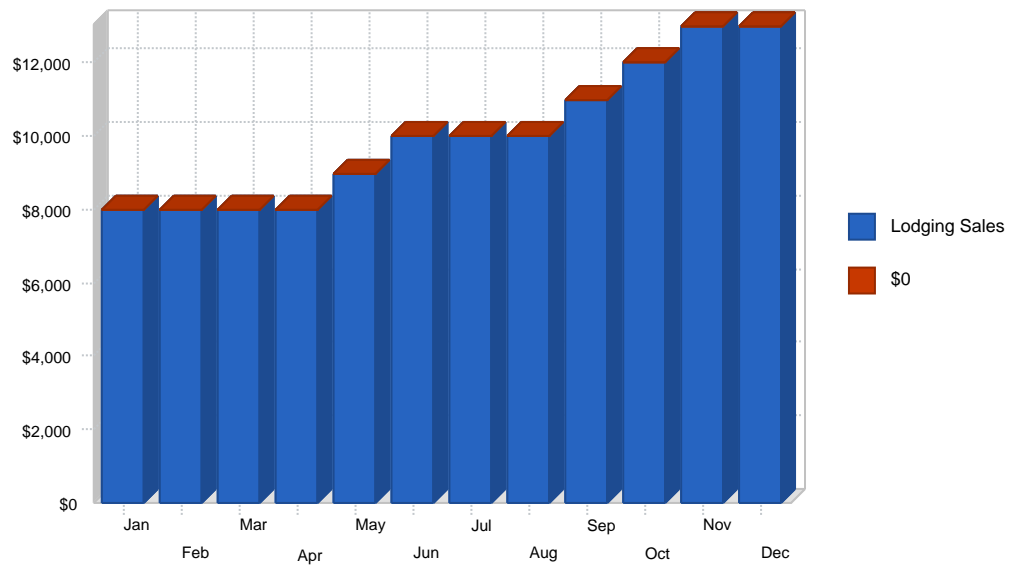
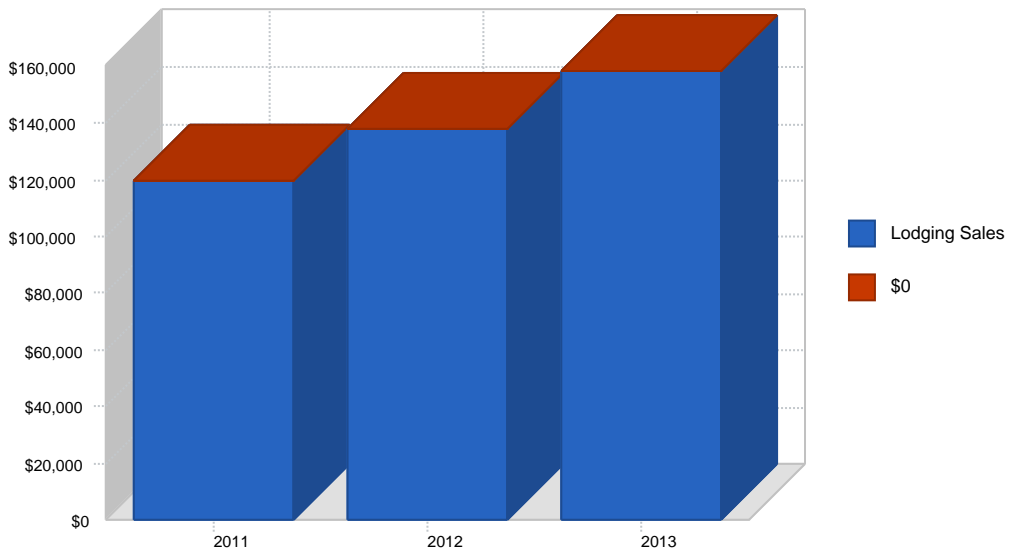


Chart: Sales by Year

Sales by Year



5.5 Milestones

In order to achieve the growth and marketing goals that have been outlined in this business plan, [COMPANY NAME] has the following deadlines to meet and ideas to implement.

1. Obtain Grant funding to expand, grow and improve the business.
2. Execute the required leasehold improvements
3. Purchase the necessary supplies required to enhance customer experience
4. Provide working capital to support operations until the company maintains a positive cash flow

Table: Milestones

Milestones					
Milestone	Start Date	End Date	Budget	Manager	Department
Purchase Furniture & Fixtures	1/1/2011	2/31/2011	\$98,600	[NAME]	Owner
Execute Leasehold Improvements	1/1/2011	1/31/2011	\$284,900	[NAME]	Owner
Purchase Equipment	1/1/2011	2/31/2011	\$71,800	[NAME]	Owner
Purchase Supplies	1/1/2011	2/31/2011	\$78,770	[NAME]	Owner
Working Capital	1/1/2011	12/31/2011	\$15,930	[NAME]	Owner
Totals			\$550,000		

6.0 Management Summary

[COMPANY NAME] has the following organizational structure:

[NAME] - Owner - Annual Salary \$36,000 - Salary position. Job Description - Monitor and supervise the daily operations, housekeeping and independent contractor staff, financial management and overall productivity of [COMPANY NAME]. Ensure a high level of customer satisfaction, monitor and track all company assets and reorder supplies as needed.

Housekeeping Staff- Annual Salary \$39,312 - 2 Hourly positions at \$19,656 each. Job Description – Manage the daily operations of cleaning and maintaining suites in superior condition, reassess supplies and refill as required, perform daily laundry and monthly cleaning functions as required.

6.1 Personnel Plan

[COMPANY NAME] will operate with the following 3 employees:

- **[NAME] Owner/Principal**
- **Housekeeping 1**
- **Housekeeping 2**

[NAME] will function as the Motel's principal and supervise all housekeeping personnel in accordance with the standards dictated in order to maintain the level of quality desired at [COMPANY NAME]. All salaries reflect an annual 3% increase to allow for inflation.

Table: Personnel

<i>Personnel Plan</i>			
	2011	2012	2013
[NAME]	\$36,000	\$37,080	\$38,192
Housekeeping 1	\$19,656	\$20,246	\$20,853
Housekeeping 2	\$19,656	\$20,246	\$20,853
Total People	3	3	3

Total Payroll	\$75,312	\$77,571	\$79,899
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7.0 Financial Plan

The current financial plan for [COMPANY NAME] is to obtain grant funding in the amount of \$600,000. The grant will be used to execute leasehold improvements, purchase office furniture and equipment, purchase new furniture and fixtures in order to update the suites and interiors to allow the business to remain competitive and to provide operating funds until the company maintains profitability.

The following sections of this plan will serve to describe the Company's financial plan in more detail:

- General Assumptions
- Break-even Analysis
- Profit and Loss
- Cash Flow
- Balance Sheet
- Ratios

7.1 Important Assumptions

The tables below presents the assumptions used in the financial calculations of this grant plan. [COMPANY NAME] is a Limited Liability Company and is taxed accordingly at an estimated 25% tax rate. Depreciation expense is based on the scheduled additions in the Milestones Table. Insurance, utilities and all other expenses assume a 3% increase due to inflation & other cost variables. The company holds a long term business loan with a balance of \$23,632.31 at 3.35% interest for a remaining 3.75 years with payments of \$559.57/month

7.2 Break-even Analysis

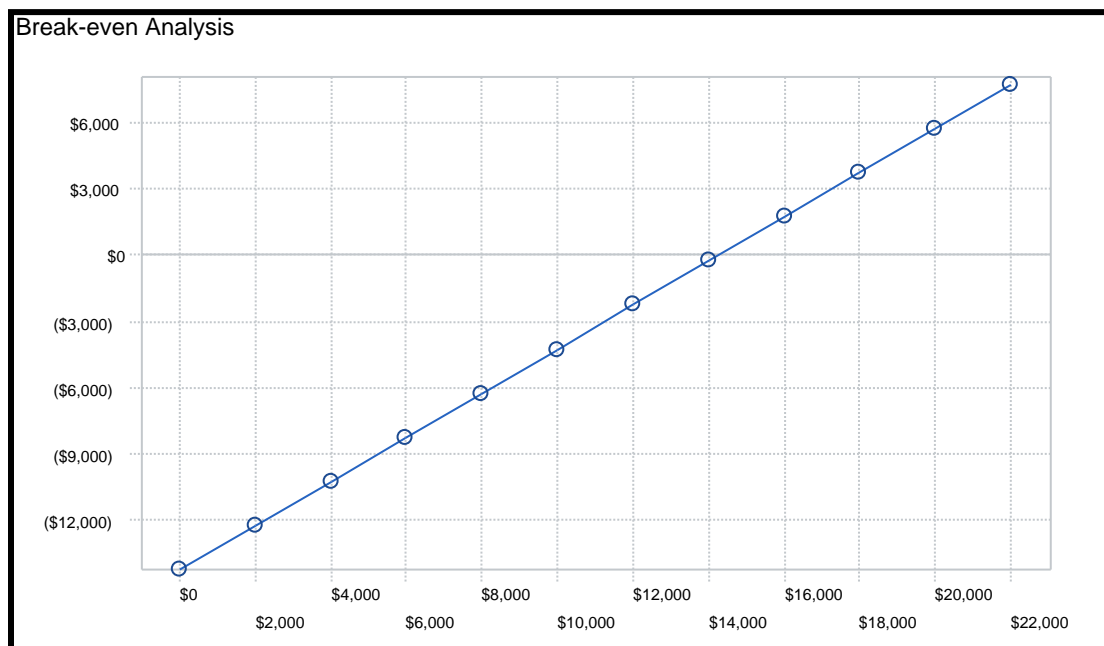
For the Company's break-even analysis for 2011, the monthly revenue break-even is projected to be \$14,271. Sales are projected to increase 15% for 2012 and 2013 due to the internal expansion of the Company along with the advertising campaigns

Table: Break-even Analysis

Break-even Analysis	
Monthly Revenue Break-even	\$14,271

Assumptions:	
Average Percent Variable Cost	0%
Estimated Monthly Fixed Cost	\$14,271

Chart: Break-even Analysis



7.3 Projected Profit and Loss

The sales for 2011, 2012 and 2013 are \$120,000, \$138,000 and \$158,700, respectively. Gross Profit will be 100% in 2011, 2012 and 2013. The Company will show a Net **Loss** for 2011, 2012 and 2013 of (\$52,015), (\$38,954) and (\$23,268) respectively due to the internal expansion of the Company to launch the marketing, sales and operation efforts needed to take advantage of the market and growth in the future years.

The Company will show a **negative** EBITDA of (\$26,537) in 2011, (\$12,933) in 2012 and a positive EBITDA of \$3,239 in 2013. The Operating expenses as a percentage of sales for this period were 142.71%, 127.82% and 114.48%, respectively. The percentages of the net profit to sales for this period were (43.35)%, (28.23)% and (14.66)%, respectively. The Operating Expenses and Net Profit to Sales for the 2011, 2012 and 2013 period are affected by the internal expansion of the Company. Gross Profit will remain in the 100% range in 2014/2015 and future years. The Company estimates a positive Net Profit in 2015.

Net Profit and Net Profit to Sales Percentage will continue to rise in future years as the internal expansion and investments in Marketing and Advertising bear fruit.

Table: Profit and Loss

<i>Pro Forma Profit and Loss</i>			
	2011	2012	2013
Sales	\$120,000	\$138,000	\$158,700
Direct Cost of Sales	\$0	\$0	\$0
Other Costs of Sales	\$0	\$0	\$0
Total Cost of Sales	\$0	\$0	\$0
 Gross Margin	 \$120,000	 \$138,000	 \$158,700
Gross Margin %	100.00%	100.00%	100.00%
 Expenses			
Payroll	\$75,312	\$77,571	\$79,899
Marketing/Promotion	\$2,400	\$2,472	\$2,546
Depreciation	\$24,720	\$25,462	\$26,225
Legal & Professional	\$3,000	\$3,090	\$3,183
Office	\$600	\$618	\$637
Supplies	\$3,600	\$3,708	\$3,819
Taxes & Licenses	\$2,400	\$2,472	\$2,546
Auto	\$1,800	\$1,854	\$1,910
Bank Fees	\$2,400	\$2,472	\$2,546
Repairs & Maintenance	\$18,000	\$18,540	\$19,096
Utilities	\$17,028	\$17,539	\$18,065
Insurance	\$4,200	\$4,326	\$4,456
Payroll Taxes	\$11,297	\$11,636	\$11,985
Satellite	\$4,500	\$4,635	\$4,774

Total Operating Expenses	\$171,257	\$176,395	\$181,686
Profit Before Interest and Taxes	(\$51,257)	(\$38,395)	(\$22,986)
EBITDA	(\$26,537)	(\$12,933)	\$3,239
Interest Expense	\$758	\$560	\$282
Taxes Incurred	\$0	\$0	\$0
Net Profit	(\$52,015)	(\$38,954)	(\$23,268)
Net Profit/Sales	-43.35%	-28.23%	-14.66%

Chart: Profit Monthly

Profit Monthly

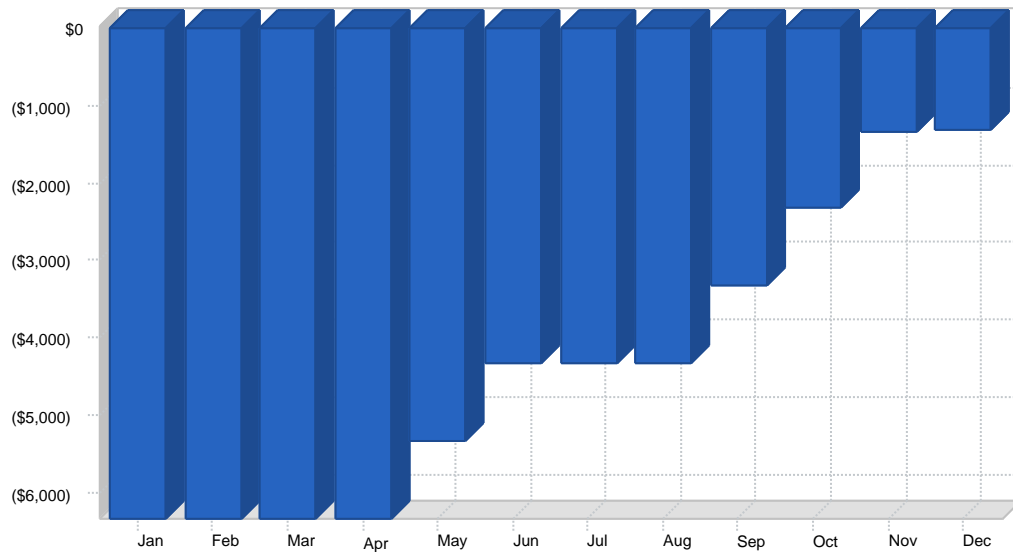


Chart: Profit Yearly

Profit Yearly

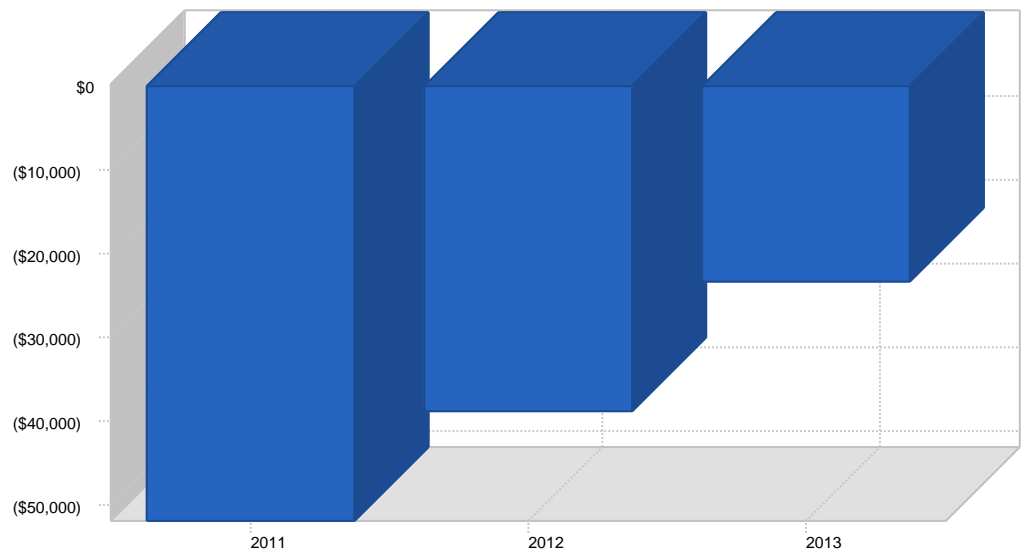


Chart: Gross Margin Monthly

Gross Margin Monthly

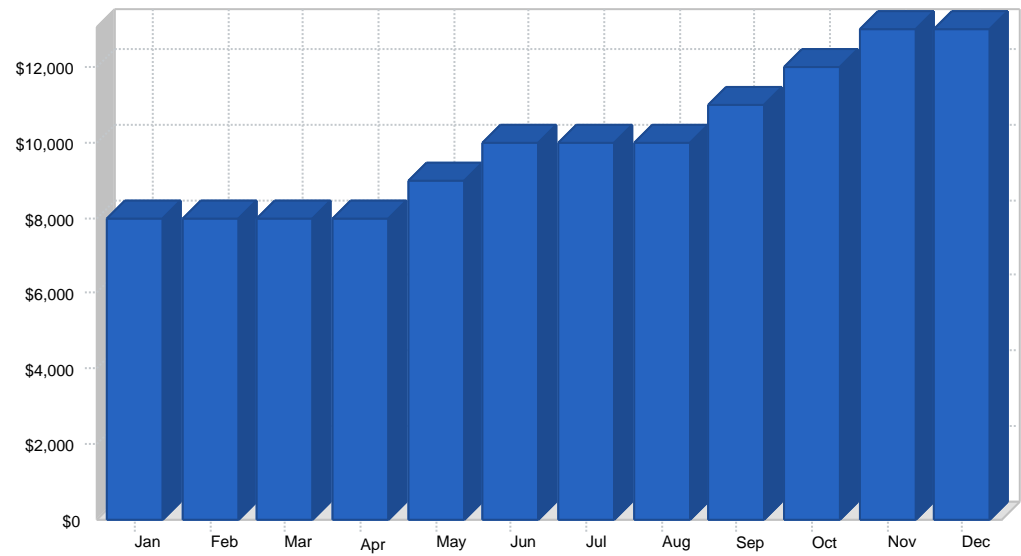
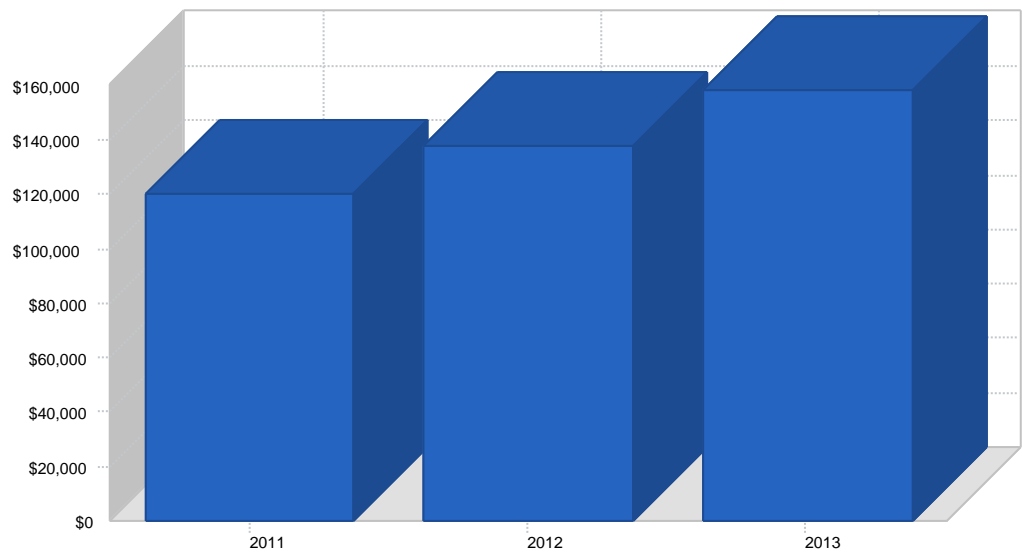


Chart: Gross Margin Yearly

Gross Margin Yearly



7.4 Projected Cash Flow

[COMPANY NAME] has applied for a grant of \$600,000. The Company has forecast that it will receive \$600,000 in the month of January 2011.

The following table displays the Company's cash flow, and the chart illustrates monthly cash flow in the first year. Monthly cash flow projections are also included in the appendix.

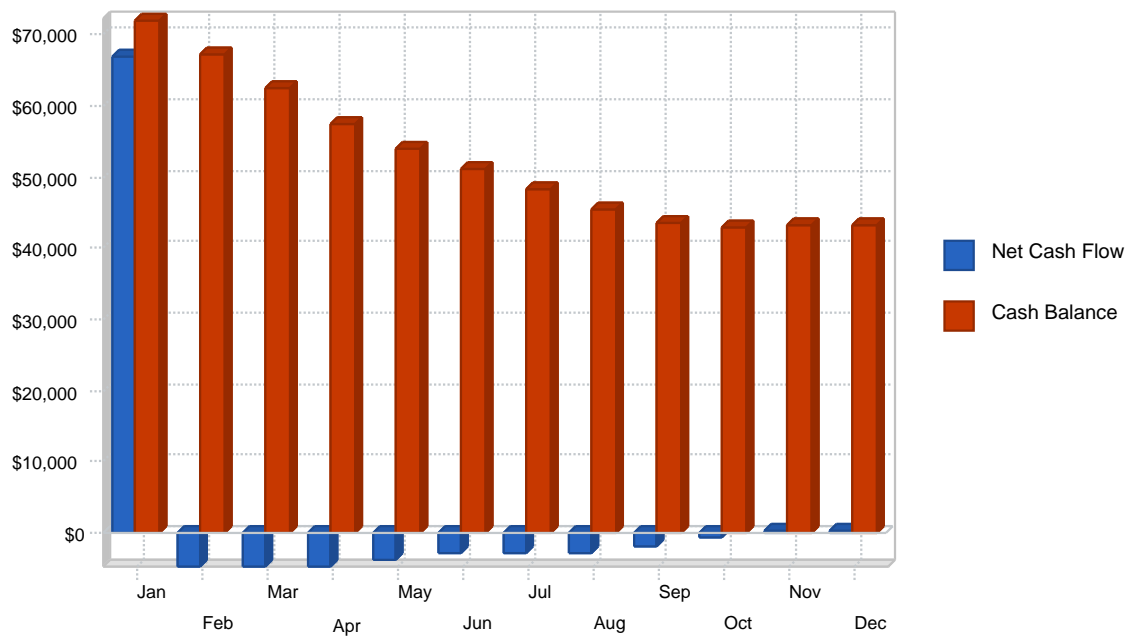
Table: Cash Flow

Pro Forma Cash Flow			
	2011	2012	2013
Cash Received			
Cash from Operations			
Cash Sales	\$120,000	\$138,000	\$158,700
Subtotal Cash from Operations	\$120,000	\$138,000	\$158,700
Additional Cash Received			
Sales Tax, VAT, HST/GST Received	\$0	\$0	\$0
New Current Borrowing	\$0	\$0	\$0
New Other Liabilities (interest-free)	\$0	\$0	\$0
New Long-term Liabilities	\$0	\$0	\$0
Sales of Other Current Assets	\$0	\$0	\$0
Sales of Long-term Assets	\$0	\$0	\$0
New Investment Received	\$600,000	\$0	\$0
Subtotal Cash Received	\$720,000	\$138,000	\$158,700
Expenditures	2011	2012	2013

Expenditures from Operations			
Cash Spending	\$75,312	\$77,571	\$79,899
Bill Payments	\$66,192	\$73,637	\$75,686
Subtotal Spent on Operations	\$141,504	\$151,208	\$155,585
Additional Cash Spent			
Sales Tax, VAT, HST/GST Paid Out	\$0	\$0	\$0
Principal Repayment of Current Borrowing	\$0	\$0	\$0
Other Liabilities Principal Repayment	\$0	\$0	\$0
Long-term Liabilities Principal Repayment	\$6,048	\$6,254	\$10,341
Purchase Other Current Assets	\$0	\$0	\$0
Purchase Long-term Assets	\$534,070	\$0	\$0
Dividends	\$0	\$0	\$0
Subtotal Cash Spent	\$681,621	\$157,462	\$165,925
Net Cash Flow	\$38,379	(\$19,462)	(\$7,225)
Cash Balance	\$43,379	\$23,916	\$16,691

Chart: Cash

Cash



7.5 Projected Balance Sheet

[COMPANY NAME]'s net worth is \$741,234, \$702,280 and \$679,011 for 2011, 2012 and 2013, respectively. The Company's Total Assets at the end of 2011, 2012 and 2013 will be \$766,859, \$721,935 and \$688,484, respectively.

Table: Balance Sheet

Pro Forma Balance Sheet			
	2011	2012	2013
Assets			
Current Assets			
Cash	\$43,379	\$23,916	\$16,691
Other Current Assets	\$0	\$0	\$0
Total Current Assets	\$43,379	\$23,916	\$16,691
Long-term Assets			
Long-term Assets	\$784,070	\$784,070	\$784,070
Accumulated Depreciation	\$60,590	\$86,052	\$112,277
Total Long-term Assets	\$723,480	\$698,018	\$671,793
Total Assets	\$766,859	\$721,935	\$688,484
Liabilities and Capital	2011	2012	2013
Current Liabilities			
Accounts Payable	\$5,791	\$6,076	\$6,234
Current Borrowing	\$0	\$0	\$0
Other Current Liabilities	\$0	\$0	\$0
Subtotal Current Liabilities	\$5,791	\$6,076	\$6,234

Long-term Liabilities	\$19,834	\$13,580	\$3,239
Total Liabilities	\$25,625	\$19,655	\$9,473
Paid-in Capital	\$600,000	\$600,000	\$600,000
Retained Earnings	\$193,248	\$141,234	\$102,280
Earnings	(\$52,015)	(\$38,954)	(\$23,268)
Total Capital	\$741,234	\$702,280	\$679,011
Total Liabilities and Capital	\$766,859	\$721,935	\$688,484
Net Worth	\$741,234	\$702,280	\$679,011

7.6 Business Ratios

The table below presents the projected business ratios from the Motel Hospitality Industry as a reference with sales below \$500,000

Table: Ratios

Ratio Analysis				
	2011	2012	2013	Industry Profile
Sales Growth	83.85%	15.00%	15.00%	1.49%
Percent of Total Assets				
Other Current Assets	0.00%	0.00%	0.00%	34.62%
Total Current Assets	5.66%	3.31%	2.42%	41.42%
Long-term Assets	94.34%	96.69%	97.58%	58.58%
Total Assets	100.00%	100.00%	100.00%	100.00%
Current Liabilities	0.76%	0.84%	0.91%	20.40%
Long-term Liabilities	2.59%	1.88%	0.47%	72.80%
Total Liabilities	3.34%	2.72%	1.38%	93.20%
Net Worth	96.66%	97.28%	98.62%	6.80%
Percent of Sales				
Sales	100.00%	100.00%	100.00%	100.00%
Gross Margin	100.00%	100.00%	100.00%	83.64%
Selling, General & Administrative Expenses	143.35%	128.23%	114.66%	19.90%
Advertising Expenses	2.00%	1.79%	1.60%	1.47%
Profit Before Interest and Taxes	-42.71%	-27.82%	-14.48%	6.61%

Main Ratios				
Current	7.49	3.94	2.68	1.32
Quick	7.49	3.94	2.68	1.24
Total Debt to Total Assets	3.34%	2.72%	1.38%	93.20%
Pre-tax Return on Net Worth	-7.02%	-5.55%	-3.43%	156.04%
Pre-tax Return on Assets	-6.78%	-5.40%	-3.38%	10.62%
Additional Ratios	2011	2012	2013	
Net Profit Margin	-43.35%	-28.23%	-14.66%	n.a
Return on Equity	-7.02%	-5.55%	-3.43%	n.a
Activity Ratios				
Accounts Payable Turnover	12.43	12.17	12.17	n.a
Payment Days	27	29	30	n.a
Total Asset Turnover	0.16	0.19	0.23	n.a
Debt Ratios				
Debt to Net Worth	0.03	0.03	0.01	n.a
Current Liab. to Liab.	0.23	0.31	0.66	n.a
Liquidity Ratios				
Net Working Capital	\$37,588	\$17,841	\$10,457	n.a
Interest Coverage	-67.63	-68.60	-81.60	n.a
Additional Ratios				
Assets to Sales	6.39	5.23	4.34	n.a
Current Debt/Total Assets	1%	1%	1%	n.a
Acid Test	7.49	3.94	2.68	n.a

Sales/Net Worth	0.16	0.20	0.23	n.a
Dividend Payout	0.00	0.00	0.00	n.a

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