

R-Pier Replacement Proposal

Proposal: Build 168 boat slips at \$2.6 million, with a Federal Grant of \$500,000 that will allow us 133 boat slips to lease; reserves 35 slips for transient visiting vessels only.

Debt: \$2.6 million total cost - \$500,000 Federal Grant, for a difference of \$2.1 million over 15 years

- Interest estimate @ 4% = yearly amount \$186,401
with interest amount of \$696,020
Total pay back amount \$2,796,020
- Interest estimate @ 3% = yearly amount \$174,024
with interest amount of \$510,398
Total pay back amount \$2,610,398

Pros: New dock with 45ft slips that are in demand
Would need to be 30% or 50 slips to cover yearly payment
50 slips @ \$296.45 a month = \$14,822 x 12mths = \$177,864 year

Revenue Proposed on Leased New 45ft Slips

# of Leased Boat Slips	Estimated Monthly Revenue	Estimated Yearly Revenue
30	\$8,893	\$106,722
45	\$13,340	\$160,083
60	\$17,787	\$213,444
75	\$22,233	\$266,805
90	\$26,680	\$320,166
105	\$31,127	\$373,527
120	\$35,574	\$426,888
133	\$39,427	\$473,134

Note: As of July 2012, when it was decided to no longer lease slips on R-Pier, due to deteriorating condition, the occupancy was at 72% or 65 slips from a total of 96. Since January 2013 we have lost 11 boats on R-Pier due to the condition and currently have 10 boats on a waiting list for 40ft slips.

Revenue Lost on Slips

	Boats Lost	Estimated Monthly Revenue Lost	Estimated Yearly Revenue Lost
	10	\$2,722	\$28,800
	11	\$2,994	\$35,937
Totals	21	\$5,716	\$64,737