



# ATLANTIC CITY/GALLOWAY NEW JERSEY MOTEL OFFERING

**346 E. WHITE HORSE PIKE  
GALLOWAY TOWNSHIP, NJ 08205  
ATLANTIC COUNTY  
BLOCK 915 | LOT 5.03  
6.60 ACRE LOT (Not expandable)**



## INVESTMENT HIGHLIGHTS

- ◆ Built in 2008 (New Construction)
- ◆ Selling under cost of construction
- ◆ Outperforming area properties
- ◆ **Sales up 16% Year-over-Year (to March)**
- ◆ Upside potential for owner-operator
- ◆ New Revel Casino now open! (6 mi)
- ◆ Hard Rock Casino coming 2014
- ◆ Near shopping and dining
- ◆ June 2007 Appraisal: \$2,930,000
- ◆ February 2012 Appraisal: \$2,100,000
- ◆ Previously leased for \$3,350,000

## OFFERING SUMMARY & GENERAL INFORMATION

Price	<b>\$1,950,000 (Previously leased for \$3,350,000)</b>
Proximity to Atlantic City	6 miles to city center
Lot size	6.60 Acres
Size of building	12,880sf
Parking	40 Spaces (1.11 space per room)
Real Estate Taxes (2011)	\$44,700.66
Sewer Charges (2011)	\$9,660.00
Room Mixture	12 x Standard King Size Rooms 21 x Standard Double Rooms 3 x Deluxe Jacuzzi Suites
Construction	Frame construction
Age	4 years +/- (Opened April, 2008)
Elevator	Yes, 2,500 lbs. capacity
Franchise	No – But is compliant for conversion
Reservation System	Travelscape   AC Central   AC Experts
Property Mgt System	Check-Inn by InnSoft, Inc.
Room Amenities	Microwave, refrigerator, clock radio, hairdryer, granite-top furnishings, Holiday Inn Express lighting package, complimentary high-speed internet, complimentary continental breakfast, electronic door locks



CONTACT FOR MORE INFORMATION:

**SMKV HOLDINGS, INC.**  
**KENNY PATEL**  
Tel: (609) 748-2978  
Cell: (609) 214-5696  
Kenny@kdgroupinc.com  
www.kdgroupinc.com



### **INVESTMENT OVERVIEW**

KD Group is pleased to present Crystal Inn & Suites for sale at a reduced purchase price of \$1,950,000.

This meticulously maintained property is located in Galloway Township, New Jersey which is just 6 miles to Atlantic City with easy access off of the Garden State Parkway (Exit 40).

Crystal Inn & Suites has 36 beautifully appointed guestrooms with an on-site 1 bedroom manager's apartment. The property offers many room amenities such as a microwave, refrigerator, 32" LCD Television, clock radio, hairdryer, granite-topped furnishings, Holiday Inn Express lighting package lamps, complimentary high speed internet, continental breakfast, on-site guest laundromat and a 2,500 lb. capacity elevator.

Galloway Township is a close knit community often known to cater to the budget-friendly travelers that come to enjoy Atlantic City's many attractions, but don't want to stay in the city where the crime rate is higher. Its close proximity to Smithville also makes it an ideal location to enjoy the historic town of Smithville, golfing and classic nightlife of Atlantic City alike! With new casinos coming to Atlantic City both in 2012 and 2014, Atlantic City will shine with progress in the coming years.

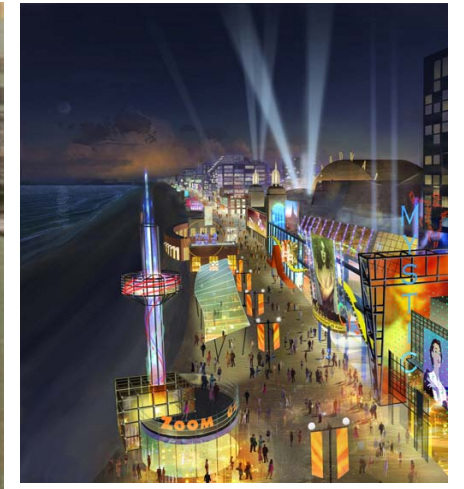
This opportunity gives the buyer a turn key facility without a punchlist and growing sales history since the downturn in 2008.



## GOVERNOR CHRIS CHRISTIE'S PLAN TO REINVENT ATLANTIC CITY IN COMING YEARS

Governor Chris Christie today issued the following statement concerning the Casino Reinvestment Development Authority's approval of its Tourism District Master Plan, a blueprint to guide Atlantic City's revitalization:

"A successful, vibrant Atlantic City is vital to the economic growth of both the regional and state economies. Exactly one year to the day of signing landmark legislation that established the Atlantic City Tourism District, we now have an ambitious, visionary road map that will transform Atlantic City and lead its comeback. The steep challenges faced by the tourism and gaming industries in Atlantic City have been a long time in the making and will not be fixed overnight. But with this plan and the reforms already enacted, we are finally making meaningful progress to turn around the city, grow the economy and create sustainable jobs. I thank the CRDA Board Chairman James Kehoe, Executive Director John Palmieri, Deputy Executive Director Susan Ney Thompson, and the CRDA Board for their hard work in crafting this plan to revitalize Atlantic City." -February 1, 2012



**SALE COMPARABLES**

**REPRESENTATIONS OF ACTUAL CLOSINGS**

<b>ITEM</b>	<b>SUBJECT PROPERTY</b>	<b>COMP 1</b>	<b>COMP 2</b>	<b>COMP 3</b>	<b>COMP 4</b>	<b>COMP 5</b>
<b>Property:</b>	<i>Crystal Inn &amp; Suites</i>	Journeys End Motel	Studio Inn & Suites	China Village	Royal Lodge	Knights Inn
<b>Year of Sale:</b>	<i>TBD</i>	2007	2008	2008	August, 2010	July, 2011
<b>Number of units:</b>	36	23	23	23	25	44
<b>Sales Price:</b>	\$1,950,000.00	\$1,525,000.00	\$1,911,000.00	\$1,875,000.00	\$1,911,000.00	\$3,114,000.00
<b>Price per room:</b>	\$54,166.67	\$66,304.35	\$83,086.96	\$81,521.74	\$76,440.00	\$70,772.73
<b>Year of Construction:</b>	2008	2001	2007	1992	1990	2005
<b>Year of Renovation:</b>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	2004	2006	<i>N/A</i>
<b>Lot Size (Acres):</b>	5.03 Acres	0.56 Acres	1.20 Acres	1.20 Acres	1.80 Acres	14.3 Acres
<b>Frontage:</b>	109'	109'	109'	109'	282'	<i>N/A</i>
<b>Municipality:</b>	<i>Township of Galloway</i>	Township of Galloway	Township of Galloway	Township of Galloway	City of Absecon	City of Absecon
<b>Block:</b>	915	896	897	891	225	225
<b>Lot(s):</b>	5.03	6	4	1 & 8	14	6, 7 & 19
<b>Address:</b>	346 E. White Horse Pike Galloway, NJ 08205	250 E. White Horse Pike Galloway, NJ 08205	257 E. White Horse Pike Galloway, NJ 08205	232 E. White Horse Pike Galloway, NJ 08205	553 E. Absecon Blvd, Absecon, NJ 08201	531 E. Absecon Blvd, Absecon, NJ 08201



## SALES/OCCUPANCY/ADR COMPARISON

2009 to 2012 (LEASED TO 2/18/2010)

MTH	ITEM	2009	2010	2011	2012	2010 vs. 2012 DIFF (+/-)		2011 vs. 2012 DIFF (+/-)	
JAN	REVENUE	\$27,686.08	\$20,603.76	\$28,374.21	\$29,238.24	\$8,634.48	42%	\$864.03	3%
	OCCUPANCY	52%	44%	60%	53%	9%		-7%	
	ADR	\$46.07	\$41.62	\$43.45	\$43.64	\$2.02		\$0.19	
FEB	REVENUE	\$33,607.46	\$28,051.88	\$27,846.91	\$28,665.19	\$613.31	2%	\$818.28	3%
	OCCUPANCY	53%	52%	55%	72%	20%		17%	
	ADR	\$62.82	\$51.66	\$50.36	\$39.48	(\$12.18)		(\$10.88)	
MAR	REVENUE	\$29,126.37	\$37,649.91	\$29,181.93	\$41,629.39	\$3,979.48	11%	\$12,447.46	43%
	OCCUPANCY	52%	71%	38%	77%	6%		39%	
	ADR	\$55.06	\$50.88	\$60.42	\$42.70	(\$8.18)		(\$17.72)	
APR	REVENUE	\$34,373.15	\$40,871.68	\$28,768.12	\$34,296.60	(\$6,575.08)	-16%	\$5,528.48	19%
	OCCUPANCY	51%	63%	51%	71%	8%		20%	
	ADR	\$53.46	\$51.80	\$54.08	\$48.24	(\$3.56)		(\$5.84)	
MAY	REVENUE	\$34,623.35	\$36,492.45	\$34,430.86					
	OCCUPANCY	54%	52%	49%					
	ADR	\$64.12	\$66.71	\$67.64					
JUN	REVENUE	\$36,241.79	\$41,009.01	\$59,475.30					
	OCCUPANCY	60%	69%	67%					
	ADR	\$60.20	\$59.01	\$70.30					
JUL	REVENUE	\$63,097.21	\$84,545.91	\$49,832.64					
	OCCUPANCY	63%	81%	62%					
	ADR	\$79.27	\$82.40	\$76.90					
AUG	REVENUE	\$58,454.99	\$64,212.23	\$67,087.53					
	OCCUPANCY	75%	83%	70%					
	ADR	\$77.63	\$76.35	\$76.24					
SEP	REVENUE	\$34,294.78	\$45,337.55	\$21,573.07					
	OCCUPANCY	49%	60%	45%					
	ADR	\$69.99	\$60.05	\$47.62					
OCT	REVENUE	\$21,724.03	\$21,464.63	\$13,482.29					
	OCCUPANCY	36%	43%	32%					
	ADR	\$48.06	\$49.69	\$40.13					
NOV	REVENUE	\$18,785.30	\$13,875.08	\$20,242.04					
	OCCUPANCY	43%	32%	47%					
	ADR	\$43.69	\$42.96	\$42.61					
DEC	REVENUE	\$20,623.02	\$13,340.73	\$18,554.71					
	OCCUPANCY	37%	28%	49%					
	ADR	\$48.52	\$46.81	\$37.56					
**LEASED									
REVENUE		\$412,637.53	\$447,454.82	\$398,849.61	\$133,829.42	\$6,652.19	10%	\$19,658.25	17%
OCCUPANCY		52.08%	56.50%	52%	68%	11%		17%	
ADR		\$59.07	\$56.66	\$55.61	\$43.52	(\$5.48)		(\$8.56)	

## SMKV Holdings, Inc. t/a Crystal Inn & Suites

### INCOME & EXPENSES - Month Ending December 31, 2010 (Motel Revenue 10.5 months) (Lease revenue 2.5 months)

ADR	\$66.43	REVPAR	\$40.12	OCC	60.39%	TOT ROOMS	6696	44
2010	YTD	%	PER ROOM	PER DAY	PER WEEK	PER MONTH	2009 MTHLY	DIFF (+/-)
<b>INCOME</b>								
Room Sales	\$371,923.25	83.61%	\$55.54	\$1,207.54	\$8,452.80	\$30,993.60		
Telephone Sales	\$28,907.19	6.50%	\$4.32	\$93.85	\$656.98	\$2,408.93		
Vending Sales	\$4,295.89	0.97%	\$0.64	\$13.95	\$97.63	\$357.99		
Pet Charges	\$5,895.76	1.33%	\$0.88	\$19.14	\$133.99	\$491.31		
Total Lease Interest	\$33,822.74	7.60%	\$5.05	\$109.81	\$768.70	\$2,818.56		
<b>TOTAL INCOME</b>	<b>\$444,844.83</b>	<b>100.00%</b>	<b>\$66.43</b>	<b>\$1,444.30</b>	<b>\$10,110.11</b>	<b>\$37,070.40</b>		
<b>EXPENSE</b>								
Sales Tax	\$42,817.90	13.08%	\$6.39	\$139.02	\$973.13	\$3,568.16		
Vending Purchase	\$3,789.99	1.16%	\$0.57	\$12.31	\$86.14	\$315.83		
Telephone Charges	\$608.64	0.19%	\$0.09	\$1.98	\$13.83	\$50.72		
Utilities	\$37,070.80	11.33%	\$5.54	\$120.36	\$842.52	\$3,089.23		
Rentals	\$8,769.64	2.68%	\$1.31	\$28.47	\$199.31	\$730.80		
Laundry Supplies	\$893.20	0.27%	\$0.13	\$2.90	\$20.30	\$74.43		
Linen Supplies	\$4,155.41	1.27%	\$0.62	\$13.49	\$94.44	\$346.28		
Housekeeping Supplies	\$6,190.21	1.89%	\$0.92	\$20.10	\$140.69	\$515.85		
Advertising	\$8,560.38	2.62%	\$1.28	\$27.79	\$194.55	\$713.37		
Printing & Stationary	\$2,451.79	0.75%	\$0.37	\$7.96	\$55.72	\$204.32		
Repairs & Maintenance	\$3,860.98	1.18%	\$0.58	\$12.54	\$87.75	\$321.75		
Credit Card Commissions	\$3,953.10	1.21%	\$0.59	\$12.83	\$89.84	\$329.43		
Breakfast Supplies	\$4,538.44	1.39%	\$0.68	\$14.74	\$103.15	\$378.20		
Lincese & R/Estate Taxes	\$38,352.60	11.72%	\$5.73	\$124.52	\$871.65	\$3,196.05		
<b>Mortgage</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>Intercompany Loan Interest</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
Inspection & Fees	\$2,467.56	0.75%	\$0.37	\$8.01	\$56.08	\$205.63		
Accounting & Legal Fees	\$3,237.50	0.99%	\$0.48	\$10.51	\$73.58	\$269.79		
Interest & Charges	\$1,566.84	0.48%	\$0.23	\$5.09	\$35.61	\$130.57		
Insurance	\$11,649.00	3.56%	\$1.74	\$37.82	\$264.75	\$970.75		
<b>Management Fee</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
Misc Expenses	\$18,941.37	5.79%	\$2.83	\$61.50	\$430.49	\$1,578.45		
Lock & Key Supplies	\$677.21	0.21%	\$0.10	\$2.20	\$15.39	\$56.43		
Use Tax	\$60.47	0.02%	\$0.01	\$0.20	\$1.37	\$5.04		
Payroll	\$55,362.13	16.91%	\$8.27	\$179.75	\$1,258.23	\$4,613.51		
Double Benefits	\$5,610.34	1.71%	\$0.84	\$18.22	\$127.51	\$467.53		
Total Commissions	\$61,739.80	18.86%	\$9.22	\$200.45	\$1,403.18	\$5,144.98		
<b>TOTAL EXPENSES</b>	<b>\$327,325.30</b>	<b>100.00%</b>	<b>\$48.88</b>	<b>\$1,062.74</b>	<b>\$7,439.21</b>	<b>\$27,277.11</b>		
<b>TOTAL PROFIT/LOSS</b>	<b>\$117,519.53</b>	<b>35.90%</b>	<b>\$17.55</b>	<b>\$381.56</b>	<b>\$2,670.90</b>	<b>\$9,793.29</b>		

# SMKV Holdings, Inc. t/a Crystal Inn & Suites

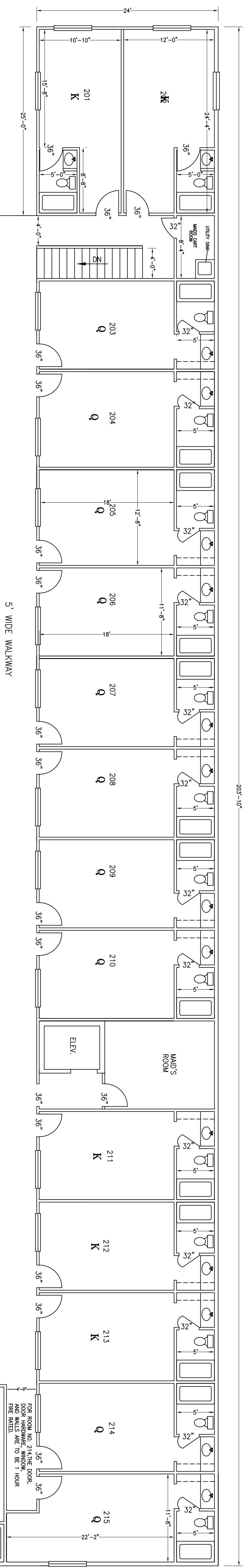
## INCOME & EXPENSES - Month Ending December 31st, 2011

ADR	\$58.13	REVPAR	\$30.44	OCC	52.37%	TOT ROOMS	6862	52
2011	YTD	%	PER ROOM	PER DAY	PER WEEK	PER MONTH	2010 MTHLY	DIFF (+/-)
<b>INCOME</b>								
Room Sales	\$351,440.39	88.10%	\$51.22	\$965.50	\$6,758.47	\$29,286.70	30,993.60	(\$1,706.91)
Telephone Sales	\$29,116.34	7.30%	\$4.24	\$79.99	\$559.93	\$2,426.36	2,408.93	\$17.43
Vending Sales	\$4,619.31	1.16%	\$0.67	\$12.69	\$88.83	\$384.94	357.99	\$26.95
Pet Charges	\$13,673.58	3.43%	\$1.99	\$37.56	\$262.95	\$1,139.47	491.31	\$648.15
Total Interest	\$60.92	0.02%	\$0.01	\$0.17	\$1.17	\$5.08	2,818.56	(\$2,813.49)
<b>TOTAL INCOME</b>	<b>\$398,910.54</b>	<b>100.00%</b>	<b>\$58.13</b>	<b>\$1,095.91</b>	<b>\$7,671.36</b>	<b>\$33,242.55</b>	<b>41,010.33</b>	<b>(\$3,827.86)</b>
<b>EXPENSE</b>								
Sales Tax	\$42,372.72	12.68%	\$6.17	\$116.41	\$814.86	\$3,531.06	3,568.16	(\$37.10)
Vending Purchase	\$3,831.24	1.15%	\$0.56	\$10.53	\$73.68	\$319.27	315.83	\$3.44
Telephone Charges	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	50.72	(\$50.72)
Utilities	\$44,758.76	13.39%	\$6.52	\$122.96	\$860.75	\$3,729.90	3,089.23	\$640.66
Rentals	\$8,154.10	2.44%	\$1.19	\$22.40	\$156.81	\$679.51	730.80	(\$51.30)
Laundry Supplies	\$826.38	0.25%	\$0.12	\$2.27	\$15.89	\$68.87	74.43	(\$5.57)
Linen Supplies	\$3,722.69	1.11%	\$0.54	\$10.23	\$71.59	\$310.22	346.28	(\$36.06)
Housekeeping Supplies	\$5,180.19	1.55%	\$0.75	\$14.23	\$99.62	\$431.68	515.85	(\$84.17)
Advertising	\$9,500.12	2.84%	\$1.38	\$26.10	\$182.69	\$791.68	713.37	\$78.31
Printing & Stationary	\$1,924.37	0.58%	\$0.28	\$5.29	\$37.01	\$160.36	204.32	(\$43.95)
Repairs & Maintenance	\$7,975.62	2.39%	\$1.16	\$21.91	\$153.38	\$664.64	321.75	\$342.89
Credit Card Commissions	\$3,704.11	1.11%	\$0.54	\$10.18	\$71.23	\$308.68	329.43	(\$20.75)
Breakfast Supplies	\$3,883.81	1.16%	\$0.57	\$10.67	\$74.69	\$323.65	378.20	(\$54.55)
Lincese & R/Estate Taxes	\$22,098.82	6.61%	\$3.22	\$60.71	\$424.98	\$1,841.57	3,196.05	(\$1,354.48)
<b>Mortgage</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>11,553.55</b>	<b>(\$11,553.55)</b>
<b>Intercompany Loan Interest</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>2,326.89</b>	<b>(\$2,326.89)</b>
Inspection & Fees	\$3,191.46	0.95%	\$0.47	\$8.77	\$61.37	\$265.96	205.63	\$60.33
Accounting & Legal Fees	\$5,380.00	1.61%	\$0.78	\$14.78	\$103.46	\$448.33	269.79	\$178.54
Interest & Charges	\$35.89	0.01%	\$0.01	\$0.10	\$0.69	\$2.99	130.57	(\$127.58)
Insurance	\$19,815.26	5.93%	\$2.89	\$54.44	\$381.06	\$1,651.27	970.75	\$680.52
<b>Management Fee</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>2,006.70</b>	<b>(\$2,006.70)</b>
Misc Expenses	\$22,057.95	6.60%	\$3.21	\$60.60	\$424.19	\$1,838.16	1,578.45	\$259.72
Lock & Key Supplies	\$715.74	0.21%	\$0.10	\$1.97	\$13.76	\$59.65	56.43	\$3.21
Use Tax	\$93.93	0.03%	\$0.01	\$0.26	\$1.81	\$7.83	5.04	\$2.79
Payroll	\$57,448.25	17.19%	\$8.37	\$157.82	\$1,104.77	\$4,787.35	4,613.51	\$173.84
Double Benefits	\$7,107.81	2.13%	\$1.04	\$19.53	\$136.69	\$592.32	467.53	\$124.79
Total Commissions	\$60,430.22	18.08%	\$8.81	\$166.02	\$1,162.12	\$5,035.85	5,144.98	(\$109.13)
<b>TOTAL EXPENSES</b>	<b>\$334,209.44</b>	<b>100.00%</b>	<b>\$48.70</b>	<b>\$918.16</b>	<b>\$6,427.10</b>	<b>\$27,850.79</b>	<b>43,164.24</b>	<b>(\$15,313.45)</b>
<b>TOTAL PROFIT/LOSS</b>	<b>\$64,701.10</b>	<b>19.36%</b>	<b>\$9.43</b>	<b>\$177.75</b>	<b>\$1,244.25</b>	<b>\$5,391.76</b>	<b>-2,153.91</b>	<b>\$11,485.60</b>

# SMKV Holdings, Inc. t/a Crystal Inn & Suites

## INCOME & EXPENSES - Month Ending April 29, 2012

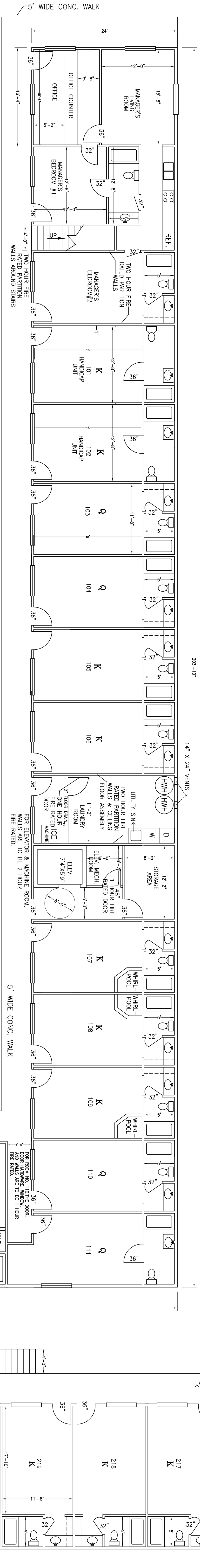
ADR	\$43.42	REVPAR	\$29.50	OCC	67.95%	TOT ROOMS	3082	18
2012	YTD	%	PER ROOM	PER DAY	PER WEEK	PER MONTH	2011 MTHLY	DIFF (+/-)
<b>INCOME</b>								
Room Sales	\$113,891.49	85.10%	\$36.95	\$903.90	\$6,327.31	\$22,778.30	29,286.70	(\$6,508.40)
Telephone Sales	\$12,865.93	9.61%	\$4.17	\$102.11	\$714.77	\$2,573.19	2,426.36	\$146.82
Vending Sales	\$2,147.75	1.60%	\$0.70	\$17.05	\$119.32	\$429.55	384.94	\$44.61
Pet Charges	\$4,924.25	3.68%	\$1.60	\$39.08	\$273.57	\$984.85	1,139.47	(\$154.62)
Total Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	5.08	(\$5.08)
<b>TOTAL INCOME</b>	<b>\$133,829.42</b>	<b>100.00%</b>	<b>\$43.42</b>	<b>\$1,062.14</b>	<b>\$7,434.97</b>	<b>\$26,765.88</b>	<b>33,038.45</b>	<b>(\$6,476.66)</b>
<b>EXPENSE</b>								
Sales Tax	\$13,620.48	13.17%	\$4.42	\$108.10	\$756.69	\$2,724.10	3,531.06	(\$806.96)
Vending Purchase	\$1,476.04	1.43%	\$0.48	\$11.71	\$82.00	\$295.21	319.27	(\$24.06)
Telephone Charges	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Utilities	\$11,285.87	10.91%	\$3.66	\$89.57	\$626.99	\$2,257.17	3,729.90	(\$1,472.72)
Rentals	\$2,898.39	2.80%	\$0.94	\$23.00	\$161.02	\$579.68	679.51	(\$99.83)
Laundry Supplies	\$326.40	0.32%	\$0.11	\$2.59	\$18.13	\$65.28	68.87	(\$3.58)
Linen Supplies	\$1,297.60	1.25%	\$0.42	\$10.30	\$72.09	\$259.52	310.22	(\$50.70)
Housekeeping Supplies	\$1,427.38	1.38%	\$0.46	\$11.33	\$79.30	\$285.48	431.68	(\$146.21)
Advertising	\$2,938.00	2.84%	\$0.95	\$23.32	\$163.22	\$587.60	791.68	(\$204.08)
Printing & Stationary	\$567.10	0.55%	\$0.18	\$4.50	\$31.51	\$113.42	160.36	(\$46.94)
Repairs & Maintenance	\$837.76	0.81%	\$0.27	\$6.65	\$46.54	\$167.55	664.64	(\$497.08)
Credit Card Commissions	\$1,025.79	0.99%	\$0.33	\$8.14	\$56.99	\$205.16	308.68	(\$103.52)
Breakfast Supplies	\$883.93	0.85%	\$0.29	\$7.02	\$49.11	\$176.79	323.65	(\$146.86)
Lincese & R/Estate Taxes	\$50.00	0.05%	\$0.02	\$0.40	\$2.78	\$10.00	1,841.57	(\$1,831.57)
Mortgage	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Intercompany Loan Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Inspection & Fees	\$770.46	0.75%	\$0.25	\$6.11	\$42.80	\$154.09	265.96	(\$111.86)
Accounting & Legal Fees	\$2,165.00	2.09%	\$0.70	\$17.18	\$120.28	\$433.00	448.33	(\$15.33)
Interest & Charges	\$18.00	0.02%	\$0.01	\$0.14	\$1.00	\$3.60	2.99	\$0.61
Insurance	\$5,673.09	5.49%	\$1.84	\$45.02	\$315.17	\$1,134.62	1,651.27	(\$516.65)
Management Fee	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Misc Expenses	\$5,992.58	5.80%	\$1.94	\$47.56	\$332.92	\$1,198.52	1,838.16	(\$639.65)
Lock & Key Supplies	\$521.12	0.50%	\$0.17	\$4.14	\$28.95	\$104.22	59.65	\$44.58
Use Tax	\$31.34	0.03%	\$0.01	\$0.25	\$1.74	\$6.27	7.83	(\$1.56)
Payroll	\$25,965.56	25.11%	\$8.42	\$206.08	\$1,442.53	\$5,193.11	4,787.35	\$405.76
Double Benefits	\$4,161.29	4.02%	\$1.35	\$33.03	\$231.18	\$832.26	592.32	\$239.94
Total Commissions	\$19,464.97	18.83%	\$6.32	\$154.48	\$1,081.39	\$3,892.99	5,035.85	(\$1,142.86)
<b>TOTAL EXPENSES</b>	<b>\$103,398.15</b>	<b>100.00%</b>	<b>\$33.55</b>	<b>\$820.62</b>	<b>\$5,744.34</b>	<b>\$20,679.63</b>	<b>\$27,850.79</b>	<b>(\$7,171.16)</b>
<b>TOTAL PROFIT/LOSS</b>	<b>\$30,431.27</b>	<b>29.43%</b>	<b>\$9.87</b>	<b>\$241.52</b>	<b>\$1,690.63</b>	<b>\$6,086.25</b>	<b>\$5,187.66</b>	<b>\$694.50</b>



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1.00'

**K = KING SIZE BEDROOM**  
**Q = QUEEN SIZE BEDROOM**



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1.00'

BUILDING USE GROUP R-1  
CONSTRUCTION CLASSIFICATION 5-A  
FRAMING LUMBER # 2 HEM FIR

DESIGN LOADS			
AREA	LIVE	DEAD	TOTAL
FLOOR	40 PSF	10 PSF	50 PSF
ROOF	25 PSF	10 PSF	35 PSF
BALCONY	100 PSF	10 PSF	110 PSF
STAIRS	100 PSF	10 PSF	110 PSF
WIND	30 PSF	80 PSF	110 PSF
HANDBALL	-	30 PSF	30 PSF

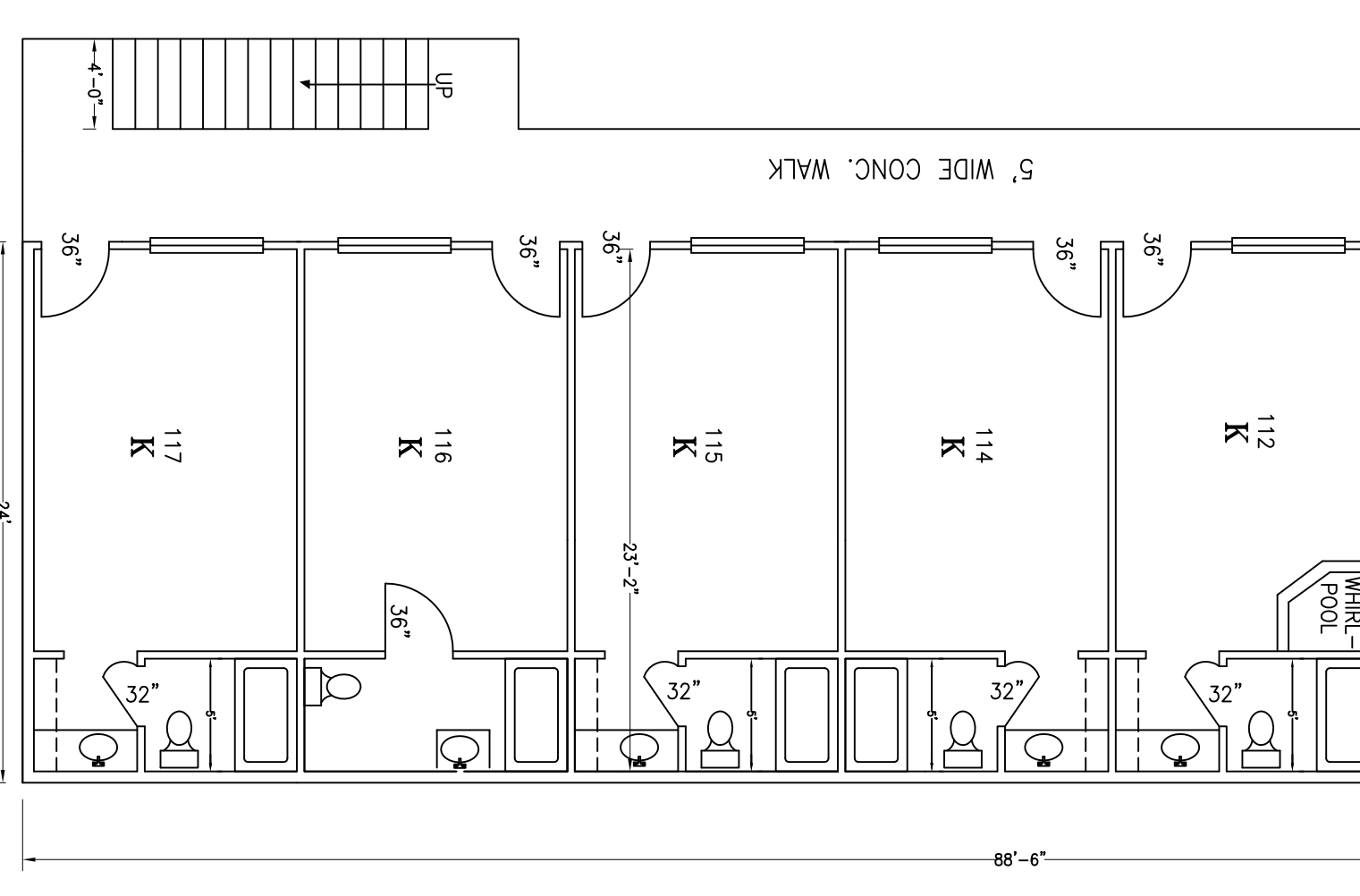
OCCUPANCY LOAD: QUEEN ROOMS 12 X 4 = 48 PEOPLE  
KING ROOMS 24 X 2 = 48 PEOPLE  
TOTAL LOAD 96 PEOPLE

1st FLOOR: 6440 S.F.  
2nd FLOOR: 6440 S.F.  
TOTAL: 12880 S.F.

Hardware Schedule:  
Bathroom Door Lock: Schlage, Type CS5, ELM, LEM, HML, AIA APPROVED FOR PISHAHUTON LOCK FROM INSIDE. Schlage More #939756, SMIN CHROME FINISH  
ALL EXTERIOR ENTRY AND EXIT DOORS: SCHLAGE TYPE CS5, AROLO, LEVER HANDLE, AIA APPROVED FOR HANDICAPPED PERSONS, MORE #939756, SMIN CHROME FINISH.

Window Schedule:  
ALL WINDOWS TO BE PATRIOT, STORMS TYPE 5 PANEL, DOUBLE INSULATED GLASS.

Door Schedule:  
INTERIOR DOORS: SIX PANEL, WOODEN PRE-FINING  
DOORING DOORS: STAINY CONCRETE, INSULATED STEEL DOORS  
FRESHING DOOR IN A STEEL FRAME, WITH ACCESSIBLE THRESHOLD  
OFFICE DOORS: MANUFACTURER BY CENTRAL GLASS CO.  
TEMPERED SAFETY GLASS WITH ALUMINUM FRAME  
WITH SELF-CLOSER, AIA APPROVED LEVER HANDLE LOCK



REV. # 1  
REVISED PER COMMENTS  
FROM BUILDING INSPECTOR  
AUG. 19, 2007

**FLOOR PLANS**

**CRYSTAL INN & SUITES**

SHAH ASSOCIATES  
ARCHITECTURAL & INTERIOR DESIGNER  
10749 JEANES STREET  
PHILADELPHIA, PA. 19116

LOT NO. 5.03  
BLOCK NO. 915  
GALLOWAY TOWNSHIP, N.J.

N.J. LIC. NO. 07708

DATE: 6/11/03  
SCALE: 1/8" = 1'-0" DWG # A-1

DRAWN BY: MANISHA

