

New Dimensions of Delaware, Inc.



DISTRIBUTORS OF FUTURO FIBERGLASS HOMES

Rt. 1 • Box 272
Milton, Delaware 19968
Telephone (302) 645-8675
(302) 645-6900
(302) 645-9295

ESTIMATE OF INCOME POTENTIAL OF FUTURO UNITS

Futuro Rental Units in resort area apartment type units fully furnished

May 15 to June 15 - 4 weeks @ \$ 175.00 per week	\$ 700.00
June 15 to Sept. 1 - 10 weeks @ \$ 225.00 per week	2,225.00
Sept. 1 to Oct. 1 - 4 weeks @ \$ 150.00	600.00
7 Months out of season @ \$ 150.00 per month	1,050.00
Total Annual Income	<u>\$ 4,575.00</u>

Futuro Motel Units in Resort Area

12 weeks @ \$ 24.00 per night per unit (Each Module has 2 rental units) 80% occupancy	\$ 3,225.00
40 weeks @ \$ 15.00 per night per unit 25% occupancy	2,520.00
Total Annual Income	<u>\$ 5,745.00</u>

Futuro Motel Units in Year Round Area

60% occupancy @ \$ 15.00	\$ 6,570.00
With 80% occupancy @ \$ 15.00	8,760.00
80% @ \$ 18.00 per night per unit	9,648.00
Total Annual Income	\$ 6,570.00
(Per Module) to	9,648.00

Estimate of Fixed Cost of Amortization and Fixed Expenses per Futuro module

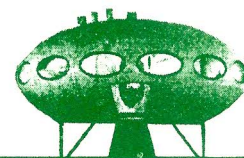
Example: If you already owned the real estate that the module would be placed on using \$ 17,000 per module (includes water and sewer)

10 yr. amortization period annual payments 8% int.	\$ 2,380.00
insurance	77.00
maintenance	150.00
taxes	100.00
utilities cost	150.00
Total Annual Cost	<u>\$ 2,857.00</u>

Example: If you purchase a parcel of land for \$ 20,000 and place ten modules on it. (Real estate cost would be \$ 2,000 per module). Using \$ 19,000 per module and a 10 yr. amortization period.

Annual payments 8% int.	\$ 2,660.00
Insurance	77.00
Maintenance	150.00
Taxes	100.00
Utilities	150.00
Total Annual Cost	<u>\$ 3,137.00</u>

New Dimensions of Delaware, Inc.



DISTRIBUTORS OF FUTURO FIBERGLASS HOMES

Rt. 1 • Box 272
Milton, Delaware 19968
Telephone (302) 645-8675
(302) 645-6900
(302) 645-9295

Example: If you purchase a parcel of land for \$ 20,000 and place ten modules on it. (Real estate cost would be \$ 2,000 per module). Using \$ 19,000 per module and a 20 yr. amortization period.

Annual payments 8% int.	\$ 1,710.00
Insurance	77.00
Maintenance	150.00
Taxes	100.00
Utilities	150.00
Total Annual Cost	<u>\$ 2,187.00</u>

Based on this type of use the Futuro Fiberglass Modules could return between \$ 1,438.00 and \$ 7,461.00 annually per module. After amortization and fixed cost this means a return on borrowed capital of between 7.5% and 43.8% annually depending on location and use.

Based on the use of your own capital this projection would have a return of 21.5% to 48.2% annually on invested capital. These projections would be less the operational cost for which ever use you would choose to use the Futuro module for.

TAX DEDUCTION

Based on residential and rental use you could use the 200% declining balance, which would give you a tax deduction of \$ 2,315.00 per module (1,025.00 furnishings, 1,290.00 building) for depreciation in the first year and on down for 20 years.

Based on use as a motel you could use the 150% declining balance which would give you a \$ 1,745.00 (770.00 furnishings, 975.00 building) tax deduction per module for depreciation the first year and on down for 20 years.

In summary, it certainly looks like the Futuro Module could be one of the best investments you ever made, plus the tax benefits are very attractive, the unique features and attractiveness of the Futuro Fiberglass Modules could make these projections an under estimation.