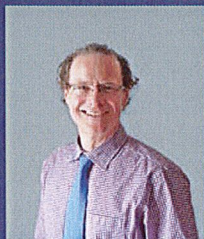




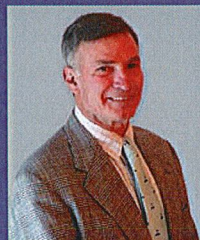
## THE STOWE INN

123 MOUNTAIN ROAD | STOWE, VERMONT

COMMERCIAL



**XANDER PAUMGARTEN**  
PALL SPERA COMPANY REALTORS  
1800 MOUNTAIN ROAD,  
STOWE, VERMONT 05672  
DIRECT (802) 760-3115  
CELL (802) 272-6605



**RICK CARRICK**  
PALL SPERA COMPANY REALTORS  
1800 MOUNTAIN ROAD,  
STOWE, VERMONT 05672  
DIRECT (802) 760-3146  
CELL (802) 793-7935



## OVERVIEW:

Stowe Mountain Resort, located in Stowe, VT, has recently been acquired by the largest ski resort in North America, Vail Resorts. Long before it was known as the "Ski Capital of the East," Stowe was well known as a summer resort, with hospitality facilities dating back to the mid-1800s. The evolution of the resort growing out of an existing town is one thing that makes the visitor's experience in Stowe distinctive.

The Stowe Inn is ideally located to appeal to those who wish to experience the small town New England charm that is one of Stowe's defining characteristics. The Stowe Inn's 100 plus seat dining room has a dramatic view of the Little River. The village center is just beyond the (covered) pedestrian bridge across the street from the Inn.

The Inn operation is located on 4 plus acres, and has two buildings. The first is a prominent brick and wood frame building, constructed in the mid 1800's, and is listed in the Register of Historic Places. It houses the reception area and several meeting rooms. The main building has 16 guest rooms and the restaurant operation. The Carriage House houses an additional 21 rooms and owners' quarters.

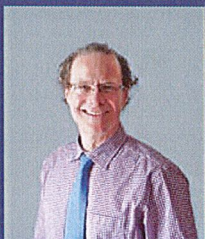
### **Inn Building (Approximately 15,258 Sq. Ft.)**

This building is a keystone structure that helps make Stowe the quintessential Vermont town that it is. Poised on the banks of the Little River, it has the presence and architectural integrity that cannot be recreated. The foyer and reception areas are well proportioned, and ushers one to a hallway that leads to 2 large living rooms (one with a fireplace), the stairs to the guest rooms, and the bar and dining areas. The entire building is tastefully decorated with New England Charm. A beautiful wrap-around deck surrounds the Inn and an outdoor pool is situated between the manicured lawns. The 16 guest rooms all have en suite baths. The rooms vary in size but all have higher end furnishings and beds. Most rooms are unique with balconies, new wood floors, and all have HD flatscreen TVs.

The restaurant was recreated in the early 2000s. It has a contemporary feel and takes excellent advantage of the views of the River and village. It could easily be leased separately.

### **Carriage House (Approximately 9,142 Sq. Ft.)**

The Carriage House building is more basic. The rooms are modest, some with new flooring and bathrooms. A prior owner had permitted reconstruction as 11, 2 bedroom condominiums. While those permits are no longer current, the option of using the zoning density for alternative lodging (perhaps under separate ownership), may be viable. The private and gracious Owner's quarters are in the Carriage House.



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## LOCATION:

The Stowe Inn is located on Mountain Road (Vermont Route 108), which runs northwest from the village to the base of Mount Mansfield and the Stowe Ski Resort. Stowe village is a minutes' walk from the Inn, with its old-fashioned downtown with mountain views, boutique shops, restaurants and a beautifully tapered church. The village is vibrant with activities and events year round.



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## HISTORY:

Listed in the National Register of Historic Places, The Stowe Inn is one of the town's architectural treasures. Earliest records date a small framed house to be the first structure on the property in 1814. Somewhere between 1814 and 1820, the four chimney brick structure that still stands today was built by a brick mason from Boston.

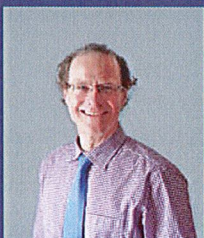
In the mid 1800's the second owner of the property, Morris H. Cady, built a factory behind his home for the manufacturing of carriages.

In 1888, long after Cady closed his carriage shop, the property was purchased by C.L. McMahon and Van R. Chase. These men, along with the help of 800 cows from supporting dairies, established the Mt. Mansfield Creamery as one of Vermont's first creameries. The successful creamery made home churned butter nearly obsolete. At one time the creamery produced nearly one ton of butter a day!

It wasn't until 1945 that the property was first operated as an Inn and has continued to the present. For almost 2 centuries, the tradition of service to the community and the tradition of hospitality in the heart of Stowe continues. In 2009, the Innkeeper discovered The Stowe Inn and recognized it's historical depth and convenient location for Stowe, VT visitors and travelers. With that, she restored, revamped, and added to the original Stowe Inn, creating a vacation destination with a variety of accommodations and amenities to make every stay a comfortable and enjoyable one.

The current owner has made significant capital improvements to the property within the last few years.

Currently there is management in place that could work through a transition period and beyond.



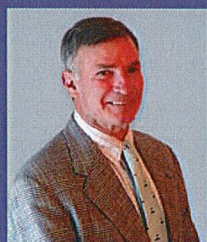
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## FACT SHEET:

Name:	The Stowe Inn
Address:	123 Mountain Road Stowe, VT 05672
Price:	\$2,450,000.00
Acreage:	4.07 Acres
Square Footage:	Main Inn 15,258± Carriage House 9,142±
Number of Rooms:	38 Guestrooms 16 Rooms in the Main Inn 22 Rooms in the Carriage House 1 Large Apartment (Owner's/Manager's space)
Room Amenities	All rooms with private en suite baths and cable TV. Some rooms with spa tub, balcony, two room suite combination or wood floors
Public Areas:	Spacious living room with wood burning fireplace, meeting room/private dining room for parties of 30 or less, 100 seat dining room with deck and full bar
Public Areas External:	Outdoor, in-ground pool and small gazebo used for weddings
Facility:	Large commercial kitchen and food storage area, town water and sewer, pool, and on-site laundry
Owner's Quarters:	Spacious apartment style unit in the carriage house with connection to another guestroom for a total of two rooms with vaulted ceiling, full kitchen and fireplace; could be manager's apartment, but is currently used as a daily rental
Opportunity:	Meetings, expanded dining, increased management
Inn Website:	<a href="http://www.stoweinn.com/">www.stoweinn.com/</a>
Area Website:	<a href="http://www.gostowe.com/">www.gostowe.com/</a>
Stowe Resort Website:	<a href="http://www.stowe.com/">www.stowe.com/</a>

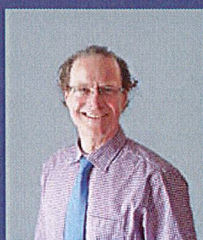


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PHOTO GALLERY:

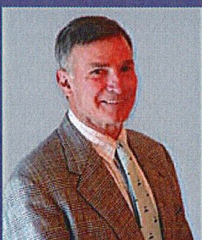


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PALL SPERA  
COMPANY  
REALTORS, LLC



PHOTO GALLERY:



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## Grandlist Information

Name: Stowe Inn Llc

Mailing: Po Box 2011

Town, State Zip: Escondido, CA 92033

911 Address: 123 Mountain Rd

911 Town: Stowe, Vermont

Description: 4.07 Ac & The Stowe Inn

Tax Map: 7A-132.000

Span: 621-195-13164

Zone: C

RealEstate: \$1347500

Land: \$410500

Building: \$937000

BK/PG: BK 758/239 MB 16/127

Property ID: 02132.

Other:

Date: 10/11/17



# The Stowe Inn LLC

## PROFIT AND LOSS

January - December 2017

	TOTAL
<b>Income</b>	
Inn	
3030 Transient Sales	
3506 Resort Fee Collected	
<b>Total Inn</b>	618,158.28
Other	27,353.59
<b>Tavern</b>	645,511.87
3035 Tavern Income-Food	0.00
3040 Tavern Income-Beverages	
3047 Tavern Tips Collected	57,672.82
<b>Total Tavern</b>	27,516.64
<b>Total Income</b>	10,065.89
Cost of Goods Sold	95,255.35
Cost of Goods Sold	\$740,767.22
<b>Total Cost of Goods Sold</b>	
GROSS PROFIT	20,375.81
Expenses	\$20,375.81
Administrative	\$720,391.41
4820 Bank Charges & Fees	
4830 Licenses, Permits & Fees	
4855 Travel Expense	2,579.00
4860 Vehicle Expense	2,699.67
6191 Outside Services	370.00
<b>Total Administrative</b>	80.00
Advertising & Promotion	1,191.85
6210 Magazine Advertising	6,920.52
6216 Internet/Web Page Exp	
<b>Total Advertising &amp; Promotion</b>	460.00
Commissions & Processing Fees	1,022.85
6005 Travel Agency Commission	1,482.85
6010 Credit Card Processing Fee	
6020 Credit Card Chargeback	21,213.83
<b>Total Commissions &amp; Processing Fees</b>	34,055.73
Insurance	2,240.73
4305 Fire/Liability Ins.	57,510.29
4317 Other Insurance	
<b>Total Insurance</b>	5,940.90
Office Expense	11,618.16
4865 Postage/Copies	17,559.06
4875 Office Supplies	
6047 Office Parking	374.96
<b>Total Office Expense</b>	2,549.39
	100.00
	3,024.35



	TOTAL
Payroll & Employee Expense	0.00
6113 Wages - Front Desk Sup.	35,582.95
6115 Wages - Clerks	84,710.35
6120 Wages - Restaurant	36,152.10
6121 Wages - Bartender	3,447.92
6125 Wages - Maintenance	21,660.83
6129 Wages - InnKeep	19,317.54
6130 Wages - Housekeeping	54,047.45
6182 Employer - FICA	39,785.67
6183 Employer - FUTA	1,065.59
6184 Employer - SUI	1,143.65
<b>Total Payroll &amp; Employee Expense</b>	<b>296,914.05</b>
Professional Fees	
7071 Legal Fees	1,500.00
<b>Total Professional Fees</b>	<b>1,500.00</b>
Repairs, Maintenance & Supply	
4905 General Maint Rep/Supp	12,249.44
4935 Lock Rep/Supp	433.44
4985 Equipment Rental	75.00
<b>Total Repairs, Maintenance &amp; Supply</b>	<b>12,757.88</b>
Services - Building & Grounds	
4015 Pest/Termite Service	400.00
4060 Cable TV Service	3,582.66
4110 Landscaping Service	249.28
4120 Disposal Pickup	4,720.48
4140 Heating & Air Conditioning Svc.	200.00
4160 Security Service	325.00
4180 Fire Extinguishers	522.00
<b>Total Services - Building &amp; Grounds</b>	<b>9,999.42</b>
Telephone	
4650 Telephone Monthly Services	6,396.30
<b>Total Telephone</b>	<b>6,396.30</b>
Unapplied Cash Bill Payment Expense	2.55
Utilities	
4605 Electricity	9,079.35
4608 Gas	38,282.24
4610 Water	30,710.02
4612 Sewer	806.66
<b>Total Utilities</b>	<b>78,878.27</b>
<b>Total Expenses</b>	<b>\$492,945.54</b>
<b>NET OPERATING INCOME</b>	<b>\$227,445.87</b>
Other Expenses	
6551 Penalties & Interest	638.02
Interest Expense	
8105 Interest - 1st	46,721.50
8106 Interest - 2nd	23,069.33
<b>Total Interest Expense</b>	<b>69,790.83</b>
Taxes	



	TOTAL
4205 Real Estate Taxes	23,500.00
Total Taxes	23,500.00
Total Other Expenses	\$93,928.85
NET OTHER INCOME	\$ -93,928.85
NET INCOME	\$133,517.02



# The Stowe Inn LLC

## PROFIT AND LOSS

January - December 2016

	TOTAL
<b>INCOME</b>	
Inn	
3030 Transient Sales	505,233.94
3055 Room Rent Revenue	2,207.00
3506 Resort Fee Collected	25,372.05
<b>Total Inn</b>	<b>532,812.99</b>
Tavern	
3035 Tavern Income-Food	50,297.93
3040 Tavern Income-Beverages	28,229.38
3047 Tavern Tips Collected	6,037.60
<b>Total Tavern</b>	<b>84,564.91</b>
<b>Total Income</b>	<b>\$617,377.90</b>
<b>COST OF GOODS SOLD</b>	
Cost of Goods Sold	30,113.59
<b>Total Cost of Goods Sold</b>	<b>\$30,113.59</b>
<b>GROSS PROFIT</b>	<b>\$587,264.31</b>
<b>EXPENSES</b>	
Administrative	
4820 Bank Charges & Fees	609.48
4830 Licenses, Permits & Fees	7,092.04
4851 Payroll Processing	1,107.86
4855 Travel Expense	3,446.00
4860 Vehicle Expense	980.00
6140 Outside Entertainment	100.00
6191 Outside Services	2,131.44
<b>Total Administrative</b>	<b>15,466.82</b>
Advertising & Promotion	
4880 Sign Expense	279.72
6210 Magazine Advertising	1,886.00
6216 Internet/Web Page Exp	548.23
6248 Promotional Expense	307.00
<b>Total Advertising &amp; Promotion</b>	<b>3,020.95</b>
Commissions & Processing Fees	
6005 Travel Agency Commission	19,790.37
6010 Credit Card Processing Fee	46,521.91
<b>Total Commissions &amp; Processing Fees</b>	<b>66,312.28</b>
Insurance	
4305 Fire/Liability Ins.	1,259.59
4317 Other Insurance	20,920.97
<b>Total Insurance</b>	<b>22,180.56</b>
Motel & Room Expense	
6305 Room Amenities	125.00



	TOTAL
6310 Motel Supplies	913.98
6315 Cleaning Supplies	389.95
6320 Guest Supplies	947.21
7020 Carpet Cleaning	150.00
<b>Total Motel &amp; Room Expense</b>	<b>2,526.14</b>
Office Expense	150.00
4865 Postage/Copies	344.79
4875 Office Supplies	160.91
4876 Office Equipment Rep/Supp	150.00
<b>Total Office Expense</b>	<b>805.70</b>
Payroll & Employee Expense	
3036 Tavern Tips Paid Out	6,037.60
6113 Wages - Front Desk Sup.	38,757.36
6115 Wages - Clerks	6,032.29
6120 Wages - Restaurant	39,302.37
6121 Wages - Bartender	9,863.31
6125 Wages - Maintenance	25,071.36
6129 Wages - InnKeep	6,263.04
6130 Wages - Housekeeping	76,158.66
6182 Employer - FICA	7,778.35
6183 Employer - FUTA	1,172.36
6184 Employer - SUI	1,282.62
<b>Total Payroll &amp; Employee Expense</b>	<b>217,719.32</b>
Repairs, Maintenance & Supply	
4905 General Maint Rep/Supp	822.42
4906 Maintenance Minor Repairs	330.43
4915 Plumbing Rep/Supp	862.00
4920 Electrical Rep/Supp	127.50
4930 Appliance Rep/Supp	325.00
4935 Lock Rep/Supp	757.78
4985 Equipment Rental	570.00
<b>Total Repairs, Maintenance &amp; Supply</b>	<b>3,795.13</b>
Services - Building & Grounds	300.00
4060 Cable TV Service	4,324.08
4110 Landscaping Service	1,190.00
4120 Disposal Pickup	3,800.76
4140 Heating & Air Conditioning Svc.	1,842.25
4160 Security Service	325.00
4180 Fire Extinguishers	822.51
<b>Total Services - Building &amp; Grounds</b>	<b>12,604.60</b>
Telephone	
4615 Telephone Expense Admin	1,104.84
4650 Telephone Monthly Services	3,829.26
<b>Total Telephone</b>	<b>4,934.10</b>
Utilities	
4605 Electricity	24,052.22
4608 Gas	30,400.24
4610 Water	1,222.66
4612 Sewer	138.24



	TOTAL
<b>Total Utilities</b>	<b>55,813.36</b>
<b>Total Expenses</b>	<b>\$405,178.96</b>
<b>NET OPERATING INCOME</b>	<b>\$182,085.35</b>
<b>OTHER EXPENSES</b>	
4240 State Income Tax	0.00
6551 Penalties & Interest	921.85
Electricity Dispute	9,500.00
Interest Expense	
8105 Interest - 1st	42,149.86
8106 Interest - 2nd	24,455.08
<b>Total Interest Expense</b>	<b>66,604.94</b>
<b>Taxes</b>	
4205 Real Estate Taxes	30,600.00
<b>Total Taxes</b>	<b>30,600.00</b>
<b>Total Other Expenses</b>	<b>\$107,626.79</b>
<b>NET OTHER INCOME</b>	<b>\$ -107,626.79</b>
<b>NET INCOME</b>	<b>\$74,458.56</b>



**The Stowe Inn LLC**  
**Profit & Loss**  
January through December 2015

	Jan - Dec 15
Ordinary Income/Expense	
Income	
Inn	
3030 · Transient Sales	576,894.73
3506 · Resort Fee Collected	25,174.86
Total Inn	602,069.59
Tavern	
3035 · Tavern Income-Food	59,846.25
3040 · Tavern Income-Beverages	32,033.31
Total Tavern	91,879.56
Misc. Room Sales	
3700 · Miscellaneous Room Sales	0.00
Total Misc. Room Sales	0.00
Other	
3640 · Misc. Income	0.00
Total Other	0.00
Total Income	693,949.15
Cost of Goods Sold	
Cost of Goods Sold	47,063.69
Total COGS	47,063.69
Gross Profit	646,885.46
Expense	
66900 · Reconciliation Discrepancies	0.00
Services - Building & Grounds	
4025 · Swimming Pool Service	1,153.00
4060 · Cable TV Service	5,386.35
4110 · Landscaping Service	782.79
4120 · Disposal Pickup	3,577.84
4140 · Heating & Air Conditioning Svc.	676.05
4160 · Security Service	300.00
4170 · Snow Removal	225.00
Services - Building & Grounds - Other	500.00
Total Services - Building & Grounds	12,601.03
Insurance	
4317 · Other Insurance	11,031.71
Total Insurance	11,031.71
Telephone	
4650 · Telephone Monthly Services	3,668.37
Total Telephone	3,668.37
Utilities	
4605 · Electricity	28,308.13
4608 · Gas	43,821.32
4610 · Water	7,019.05
4612 · Sewer	2,902.29
Utilities - Other	29.00
Total Utilities	82,079.79



**The Stowe Inn LLC**  
**Profit & Loss**  
January through December 2015

	Jan - Dec 15
<b>Administrative</b>	
6140 · Outside Entertainment	150.00
4820 · Bank Charges & Fees	982.14
4830 · Licenses, Permits & Fees	2,082.19
4850 · Misc Administration	25.90
4851 · Payroll Processing	1,014.34
4855 · Travel Expense	6,720.61
4860 · Vehicle Expense	0.00
<b>Total Administrative</b>	<b>10,975.18</b>
<b>Office Expense</b>	
4875 · Office Supplies	120.00
4865 · Postage/Copies	537.14
<b>Total Office Expense</b>	<b>657.14</b>
<b>Repairs, Maintenance &amp; Supply</b>	
4905 · General Maint Rep/Supp	1,960.00
4906 · Maintenance Minor Repairs	981.29
4915 · Plumbing Rep/Supp	0.00
4920 · Electrical Rep/Supp	390.00
4930 · Appliance Rep/Supp	662.75
<b>Total Repairs, Maintenance &amp; Supply</b>	<b>3,994.04</b>
<b>Commissions &amp; Processing Fees</b>	
6005 · Travel Agency Commission	12,637.68
6010 · Credit Card Processing Fee	27,678.44
6015 · Chargebacks	999.41
6102 · Room Allowance Expense	-2,906.72
Commissions & Processing Fees - Other	252.92
<b>Total Commissions &amp; Processing Fees</b>	<b>38,661.73</b>
<b>Payroll &amp; Employee Expense</b>	
6129 · Wages - InnKeep	644.88
6190 · Manual Pay Checks	262.10
6105 · Salary - Management	24,273.85
6113 · Wages - Front Desk Sup.	56,728.56
6120 · Wages - Restaurant	25,010.61
3036 · Tavern Tips Collected	-12,347.20
4885 · Petty Cash/Credit Card Tips	320.88
6121 · Wages - Bartender	18,417.27
6125 · Wages - Maintenance	30,537.66
6130 · Wages - Housekeeping	54,775.38
6172 · Medical Insurance	1,163.35
6173 · Worker's Compensation	16,238.14
6182 · Employer - FICA	15,294.62
6183 · Employer - FUTA	887.48
6184 · Employer - SUI	10,521.68
6188 · Employee Health Care Tax	1,308.76
Payroll & Employee Expense - Other	0.00
<b>Total Payroll &amp; Employee Expense</b>	<b>244,038.01</b>
<b>Advertising &amp; Promotion</b>	
4880 · Sign Expense	450.00
6210 · Magazine Advertising	2,859.48
6215 · Trade Publications	0.00
6216 · Internet/Web Page Exp	362.10
6248 · Promotional Expense	509.81
6280 · Package Tickets	120.11
6282 · Membership Fees/Dues	552.39
<b>Total Advertising &amp; Promotion</b>	<b>4,853.89</b>



**The Stowe Inn LLC**  
**Profit & Loss**  
January through December 2015

	Jan - Dec 15
Motel & Room Expense	
6305 · Room Amenities	876.73
6310 · Motel Supplies	400.00
6315 · Cleaning Supplies	1,042.45
6320 · Guest Supplies	3,402.97
6335 · Internet Service	1,250.25
6420 · Shower Curtains	126.25
6435 · Linen Supplies	379.17
6447 · Laundry Supplies	1,417.71
Motel & Room Expense - Other	60.27
<b>Total Motel &amp; Room Expense</b>	<b>8,955.80</b>
Taxes	
4205 · Real Estate Taxes	27,532.87
Taxes - Other	90.00
<b>Total Taxes</b>	<b>27,622.87</b>
Interest Expense	
8105 · Interest - 1st	42,149.86
8108 · Interest - 2nd	32,798.17
<b>Total Interest Expense</b>	<b>74,948.03</b>
<b>Total Expense</b>	<b>524,087.59</b>
<b>Net Ordinary Income</b>	<b>122,797.87</b>
Other Income/Expense	
Other Expense	
void	0.00
Refund	0.00
4240 · State Income Tax	500.00
Professional Fees	
7071 · Legal Fees	537.25
7072 · Accounting Fees	500.00
<b>Total Professional Fees</b>	<b>1,037.25</b>
6551 · Penalties & Interest	1,019.88
<b>Total Other Expense</b>	<b>2,557.13</b>
<b>Net Other Income</b>	<b>-2,557.13</b>
<b>Net Income</b>	<b>120,240.74</b>



# The Stowe Inn LLC

## Profit & Loss

January through December 2014

	Jan - Dec 14
Ordinary Income/Expense	
Income	
Inn	
3030 · Transient Sales	624,226.74
3506 · Resort Fee Collected	27,832.85
Total Inn	652,059.59
Tavern	
3035 · Tavern Income-Food	72,200.62
3040 · Tavern Income-Beverages	44,341.53
Total Tavern	116,542.15
Misc. Room Sales	
3700 · Miscellaneous Room Sales	-32,720.80
Total Misc. Room Sales	-32,720.80
Other	
3640 · Misc. Income	51,481.32
Total Other	51,481.32
Total Income	787,362.26
Cost of Goods Sold	
Cost of Goods Sold	56,190.11
Total GOGS	56,190.11
Gross Profit	731,172.15
Expense	
66900 · Reconciliation Discrepancies	0.00
Services - Building & Grounds	
4015 · Pest/Termite Service	327.06
4025 · Swimming Pool Service	54.99
4035 · Window Cleaning Service	400.00
4060 · Cable TV Service	4,393.20
4110 · Landscaping Service	128.23
4115 · Landscaping Extra Service	218.19
4120 · Disposal Pickup	2,907.60
4160 · Security Service	300.00
4170 · Snow Removal	1,205.00
4180 · Fire Extinguishers	157.00
Total Services - Building & Grounds	10,091.27
Insurance	
4317 · Other Insurance	11,423.68
Insurance - Other	2,898.00
Total Insurance	14,321.68
Telephone	
4650 · Telephone Monthly Services	3,632.78
4615 · Telephone Expense Admin	107.10
Total Telephone	3,739.88
Utilities	
4605 · Electricity	17,537.69
4608 · Gas	57,269.29
4610 · Water	10,632.68
4612 · Sewer	2,657.58
Total Utilities	88,097.24



**The Stowe Inn LLC**  
**Profit & Loss**  
January through December 2014

	Jan - Dec 14
<b>Administrative</b>	
6191 · Outside Services	2,576.74
4820 · Bank Charges & Fees	9,317.29
4830 · Licenses, Permits & Fees	1,935.00
4851 · Payroll Processing	140.60
4855 · Travel Expense	5,181.07
4860 · Vehicle Expense	319.76
<b>Total Administrative</b>	<b>19,470.46</b>
<b>Office Expense</b>	
4877 · Copier Expense	117.14
4876 · Office Equipment Rep/Supp	128.47
4875 · Office Supplies	254.07
4870 · Forms/Stationary	252.94
4865 · Postage/Copies	866.97
Office Expense - Other	75.00
<b>Total Office Expense</b>	<b>1,694.59</b>
<b>Repairs, Maintenance &amp; Supply</b>	
4905 · General Maint Rep/Supp	3,019.43
4906 · Maintenance Minor Repairs	2,084.62
4915 · Plumbing Rep/Supp	275.77
4930 · Appliance Rep/Supp	1,755.54
4935 · Lock Rep/Supp	32.63
4960 · Exterior Painting Exp	246.59
4985 · Equipment Rental	658.80
<b>Total Repairs, Maintenance &amp; Supply</b>	<b>8,073.38</b>
<b>Commissions &amp; Processing Fees</b>	
6005 · Travel Agency Commission	9,482.67
6010 · Credit Card Processing Fee	23,235.87
6015 · Chargebacks	15,092.48
6020 · Credit Card Chargeback	173.25
6035 · Data Processing Expense	0.00
Commissions & Processing Fees - Other	247.64
<b>Total Commissions &amp; Processing Fees</b>	<b>48,231.91</b>
<b>Payroll &amp; Employee Expense</b>	
6190 · Manual Pay Checks	0.00
6105 · Salary - Management	12,656.50
6113 · Wages - Front Desk Sup.	78,889.38
6120 · Wages - Restaurant	77,566.10
3036 · Tavern Tips Collected	-8,513.99
6121 · Wages - Bartender	13,611.00
6125 · Wages - Maintenance	26,808.52
6130 · Wages - Housekeeping	41,874.97
6173 · Worker's Compensation	18,145.00
6182 · Employer - FICA	19,156.11
6183 · Employer - FUTA	6,844.29
6184 · Employer - SUI	5,582.01
6188 · Employee Health Care Tax	2,843.13
Payroll & Employee Expense - Other	79.72
<b>Total Payroll &amp; Employee Expense</b>	<b>295,542.74</b>
<b>Advertising &amp; Promotion</b>	
6205 · Newspaper Advertising	1,928.60
6210 · Magazine Advertising	3,250.00
6215 · Trade Publications	5,333.00
6216 · Internet/Web Page Exp	289.10
6217 · Directory Advertising	175.00
6220 · Selling Aids	362.88
6248 · Promotional Expense	1,502.58
6280 · Package Tickets	617.62
6282 · Membership Fees/Dues	525.91
<b>Total Advertising &amp; Promotion</b>	<b>13,984.69</b>



**The Stowe Inn LLC**  
**Profit & Loss**  
January through December 2014


	Jan - Dec 14
Motel & Room Expense	
6055 · Uniforms	157.77
6305 · Room Amenities	327.57
6310 · Motel Supplies	562.27
6315 · Cleaning Supplies	167.12
6320 · Guest Supplies	3,692.45
6335 · Internet Service	753.76
6430 · Linen Rental	189.14
Total Motel & Room Expense	5,840.08
Taxes	
4205 · Real Estate Taxes	22,954.28
Total Taxes	22,954.28
Interest Expense	
8105 · Interest - 1st	67,141.37
8106 · Interest - 2nd	25,420.23
Total Interest Expense	92,561.60
Total Expense	624,603.80
Net Ordinary Income	106,568.35
Other Income/Expense	
Other Expense	
Refund	200.00
Professional Fees	
7071 · Legal Fees	161.00
7091 · Other Fees	3,952.72
Total Professional Fees	4,113.72
6551 · Penalties & Interest	76.95
Total Other Expense	4,390.67
Net Other Income	-4,390.67
Net Income	102,177.68



# The Stowe Inn

## Profit & Loss 2015 - 2018

	2015	2016	2017	2018 (Projected)
Income	\$705,618.00	\$617,377.00	\$740,000.00	\$770,000.00
Cost of Goods	\$47,334.00	\$30,113.00	\$20,000.00	\$56,000.00
Gross Income	\$658,284.00	\$587,264.00	\$720,000.00	\$714,000.00
Expenses				
Labor Related	\$256,317.00	\$217,719.00	\$297,000.00	\$275,000.00
Operating	\$70,671.00	\$146,197.00	\$161,000.00	\$77,000.00
Marketing <i>office expenses</i>	\$4,284.00	\$69,232.00	\$59,000.00	\$7,000.00
Motel/Room Expense	\$132,281.00	\$2,526.00	\$0.00	\$145,000.00
Total Expenses	\$464,052.00	\$435,774.00	\$517,000.00	\$504,000.00
Pre Debt/Net Income	<u>\$194,232.00</u>	<u>\$151,490.00</u>	<u>\$203,000.00</u>	<u>\$210,000.00</u>

  
 Inn  
 for Carriage  
 House