

Bridgeway Wilderness Cabins Resort is a proforma description of an IDC incubated business.

IDC will partner with the driving force on each structure in exchange for **37 percent** of the enterprise;

IDC will take no income from the enterprise until each unit has produced a minimum of \$2,000 for two consecutive months.

This plan is based on a unit by unit basis. At any time during the relationship the Driving Force may buy out IDC's interest for its original investment per unit.

Promise Leasing will contract with Driving Force to only receive lease payments for 10 months each year to accommodate the seasonal business of the resort.

ASSUMPTIONS for Bridgeway Wilderness Cabin Resorts

Purchase price of each single story Cabin delivered and set up **\$198,000.00**

IDC will invest this amount in support of the enterprise \$73,260.00 for 37%

Driving Force cost for this single story cabin \$124,740

60 month lease to own contract

Lease devisor that creates monthly payment 30

monthly lease payment \$ 4,158.00

For complete details see

Part of IDC's support is to provide funding assistance therefore IDC can arrange funding through Promise Leasing with an agreement that at any time the financing may be switched over to conventional mortgage.

Expected Nightly income \$ 400.00

of rental nights per month 24

If at any time a unit needs to be relocated that charge will be \$5,500 plus expenses which may not be limited to \$7 per mile plus actual costs associated with pickup setup.

BRIDGEWAY WILDERNESS CABINS RESORT #1

Nightly rental monthly income (multiple people) **\$9,600**

Monthly lease payment **\$4,158**

Grounds maintained per unit \$100

monthly cleaning per unit \$200

Monthly Sewage cleanout \$125

Monthly electric costs per unit \$120

Total mandatory expenses \$4,703

Gross profit before variable expenses \$4,897

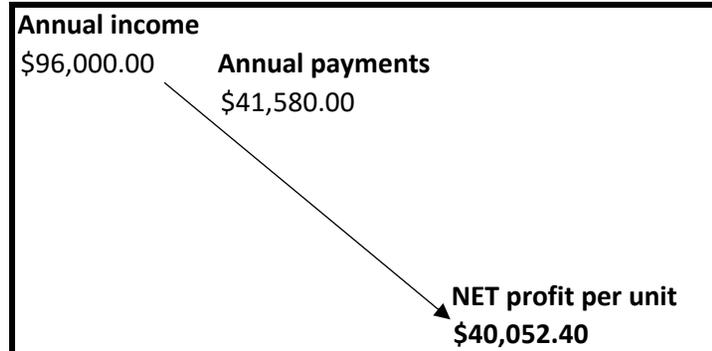
Resort management fees 8% per unit \$392

monthly maintained per unit \$100

Monthly average update.repair.replace etc. \$400 Furniture,appliances,carpet,etc.

total monthly expenses \$892

Mohtly net income after variable expenses and manager % \$4,005



PER cabin! EX. 10 Cabins = **\$40,052.40** Per month!