



# 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 26% Year-over-Year (to May)**
- ◆ 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                      | \$2,195,000 (Previously leased for \$3,350,000)   |
| 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<br>21 x Standard Double Rooms<br>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.**  
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### 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.

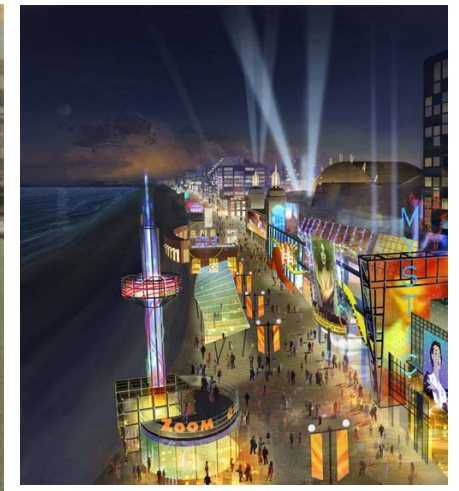
This opportunity gives the buyer a turn key facility without a punchlist and growing sales history since the downturn in 2008.



## 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>          | \$2,195,000.00                                | \$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>       | \$60,972.22                                   | \$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<br>Galloway, NJ 08205 | 250 E. White Horse Pike<br>Galloway, NJ 08205 | 257 E. White Horse Pike<br>Galloway, NJ 08205 | 232 E. White Horse Pike<br>Galloway, NJ 08205 | 553 E. Absecon Blvd,<br>Absecon, NJ 08201 | 531 E. Absecon Blvd,<br>Absecon, NJ 08201 |



## SALES/OCCUPANCY/ADR COMPARISON

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

| MTH       | ITEM     | 2009         | 2010         | 2011         | 2012         | 2010 vs. 2012<br>DIFF (+/-) |      | 2011 vs. 2012<br>DIFF (+/-) |     |
|-----------|----------|--------------|--------------|--------------|--------------|-----------------------------|------|-----------------------------|-----|
| JAN       | REVENUE  | \$27,686.08  | \$20,603.76  | \$28,374.21  | \$29,238.24  | \$8,634.48                  | 42%  | \$864.03                    | 3%  |
|           | OCCUPANY | 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%  |
|           | OCCUPANY | 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% |
|           | OCCUPANY | 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% |
|           | OCCUPANY | 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  | \$56,509.61  | \$20,017.16                 | 55%  | \$22,078.75                 | 64% |
|           | OCCUPANY | 54%          | 52%          | 49%          | 73%          | 21%                         |      | 24%                         |     |
|           | ADR      | \$64.12      | \$66.71      | \$67.64      | \$63.42      | (\$3.29)                    |      | (\$4.22)                    |     |
| JUN       | REVENUE  | \$36,241.79  | \$41,009.01  | \$59,475.30  |              |                             |      |                             |     |
|           | OCCUPANY | 60%          | 69%          | 67%          |              |                             |      |                             |     |
|           | ADR      | \$60.20      | \$59.01      | \$70.30      |              |                             |      |                             |     |
| JUL       | REVENUE  | \$63,097.21  | \$84,545.91  | \$49,832.64  |              |                             |      |                             |     |
|           | OCCUPANY | 63%          | 81%          | 62%          |              |                             |      |                             |     |
|           | ADR      | \$79.27      | \$82.40      | \$76.90      |              |                             |      |                             |     |
| AUG       | REVENUE  | \$58,454.99  | \$64,212.23  | \$67,087.53  |              |                             |      |                             |     |
|           | OCCUPANY | 75%          | 83%          | 70%          |              |                             |      |                             |     |
|           | ADR      | \$77.63      | \$76.35      | \$76.24      |              |                             |      |                             |     |
| SEP       | REVENUE  | \$34,294.78  | \$45,337.55  | \$21,573.07  |              |                             |      |                             |     |
|           | OCCUPANY | 49%          | 60%          | 45%          |              |                             |      |                             |     |
|           | ADR      | \$69.99      | \$60.05      | \$47.62      |              |                             |      |                             |     |
| OCT       | REVENUE  | \$21,724.03  | \$21,464.63  | \$13,482.29  |              |                             |      |                             |     |
|           | OCCUPANY | 36%          | 43%          | 32%          |              |                             |      |                             |     |
|           | ADR      | \$48.06      | \$49.69      | \$40.13      |              |                             |      |                             |     |
| NOV       | REVENUE  | \$18,785.30  | \$13,875.08  | \$20,242.04  |              |                             |      |                             |     |
|           | OCCUPANY | 43%          | 32%          | 47%          |              |                             |      |                             |     |
|           | ADR      | \$43.69      | \$42.96      | \$42.61      |              |                             |      |                             |     |
| DEC       | REVENUE  | \$20,623.02  | \$13,340.73  | \$18,554.71  |              |                             |      |                             |     |
|           | OCCUPANY | 37%          | 28%          | 49%          |              |                             |      |                             |     |
|           | ADR      | \$48.52      | \$46.81      | \$37.56      |              |                             |      |                             |     |
| **LEASED  |          |              |              |              |              |                             |      |                             |     |
| REVENUE   |          | \$412,637.53 | \$447,454.82 | \$398,849.61 | \$190,339.03 | \$26,669.35                 | 19%  | \$41,737.00                 | 26% |
| OCCUPANCY |          | 52.08%       | 56.50%       | 52%          | 69%          | 13%                         |      | 19%                         |     |
| ADR       |          | \$59.07      | \$56.66      | \$55.61      | \$47.50      | (\$5.04)                    |      | (\$7.69)                    |     |

## 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>  |            |            |

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

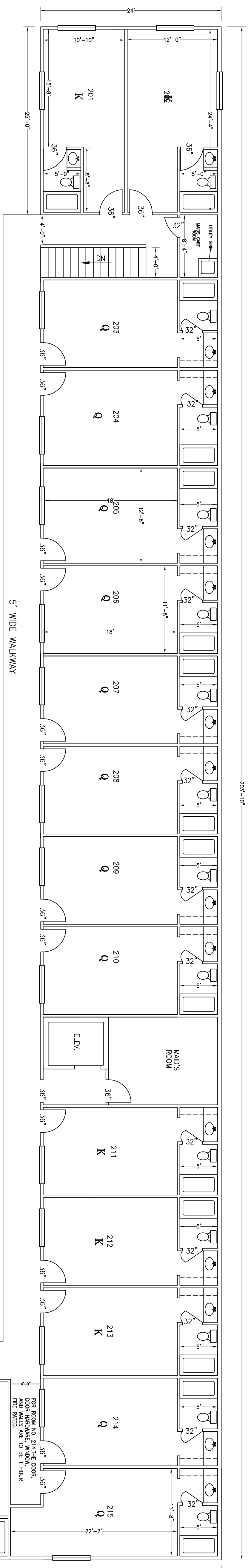
| ADR                               | \$58.13             | REVPAR         | \$30.44        | OCC               | 52.37%            | TOT ROOMS          | 6862             | 52                   |
|-----------------------------------|---------------------|----------------|----------------|-------------------|-------------------|--------------------|------------------|----------------------|
| 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 June 03rd, 2012

| ADR                        | \$47.91             | REVPAR         | \$32.84        | OCC               | 68.55%            | TOT ROOMS          | 3973                                    | 23                                      |
|----------------------------|---------------------|----------------|----------------|-------------------|-------------------|--------------------|---|---|
| 2012                       | YTD                 | %              | PER ROOM       | PER DAY           | PER WEEK          | PER MONTH          | 2011 MTHLY                              | DIFF (+/-)                              |
| <b>INCOME</b>              |                     |                |                |                   |                   |                    |   |   |
| Room Sales                 | \$164,993.60        | 86.68%         | \$41.53        | \$1,024.80        | \$7,173.63        | \$32,998.72        | 29,286.70                               | \$3,712.02                              |
| Telephone Sales            | \$16,582.15         | 8.71%          | \$4.17         | \$102.99          | \$720.96          | \$3,316.43         | 2,426.36                                | \$890.07                                |
| Vending Sales              | \$2,559.79          | 1.34%          | \$0.64         | \$15.90           | \$111.30          | \$511.96           | 384.94                                  | \$127.02                                |
| Pet Charges                | \$6,203.50          | 3.26%          | \$1.56         | \$38.53           | \$269.72          | \$1,240.70         | 1,139.47                                | \$101.24                                |
| Total Interest             | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 5.08                                    | (\$5.08)                                |
| <b>TOTAL INCOME</b>        | <b>\$190,339.04</b> | <b>100.00%</b> | <b>\$47.91</b> | <b>\$1,182.23</b> | <b>\$8,275.61</b> | <b>\$38,067.81</b> | <b>33,038.45</b>                        | <b>\$4,825.26</b>                       |
| <b>EXPENSE</b>             |                     |                |                |                   |                   |                    |   |   |
| Sales Tax                  | \$19,138.03         | 13.06%         | \$4.82         | \$118.87          | \$832.09          | \$3,827.61         | 3,531.06                                | \$296.55                                |
| Vending Purchase           | \$1,817.29          | 1.24%          | \$0.46         | \$11.29           | \$79.01           | \$363.46           | 319.27                                  | \$44.19                                 |
| Telephone Charges          | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 0.00                                    | \$0.00                                  |
| Utilities                  | \$14,268.19         | 9.74%          | \$3.59         | \$88.62           | \$620.36          | \$2,853.64         | 3,729.90                                | (\$876.26)                              |
| Rentals                    | \$3,735.17          | 2.55%          | \$0.94         | \$23.20           | \$162.40          | \$747.03           | 679.51                                  | \$67.53                                 |
| Laundry Supplies           | \$400.69            | 0.27%          | \$0.10         | \$2.49            | \$17.42           | \$80.14            | 68.87                                   | \$11.27                                 |
| Linen Supplies             | \$1,582.10          | 1.08%          | \$0.40         | \$9.83            | \$68.79           | \$316.42           | 310.22                                  | \$6.20                                  |
| Housekeeping Supplies      | \$2,647.89          | 1.81%          | \$0.67         | \$16.45           | \$115.13          | \$529.58           | 431.68                                  | \$97.90                                 |
| Advertising                | \$3,610.00          | 2.46%          | \$0.91         | \$22.42           | \$156.96          | \$722.00           | 791.68                                  | (\$69.68)                               |
| Printing & Stationary      | \$733.61            | 0.50%          | \$0.18         | \$4.56            | \$31.90           | \$146.72           | 160.36                                  | (\$13.64)                               |
| Repairs & Maintenance      | \$963.96            | 0.66%          | \$0.24         | \$5.99            | \$41.91           | \$192.79           | 664.64                                  | (\$471.84)                              |
| Credit Card Commissions    | \$1,518.02          | 1.04%          | \$0.38         | \$9.43            | \$66.00           | \$303.60           | 308.68                                  | (\$5.07)                                |
| Breakfast Supplies         | \$1,432.41          | 0.98%          | \$0.36         | \$8.90            | \$62.28           | \$286.48           | 323.65                                  | (\$37.17)                               |
| Lincese & R/Estate Taxes   | \$11,225.16         | 7.66%          | \$2.83         | \$69.72           | \$488.05          | \$2,245.03         | 1,841.57                                | \$403.46                                |
| Mortgage                   | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 7,559.64                                | (\$7,559.64)                            |
| Intercompany Loan Interest | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 382.62                                  | (\$382.62)                              |
| Inspection & Fees          | \$881.76            | 0.60%          | \$0.22         | \$5.48            | \$38.34           | \$176.35           | 265.96                                  | (\$89.60)                               |
| Accounting & Legal Fees    | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 448.33                                  | (\$448.33)                              |
| Interest & Charges         | \$24.00             | 0.02%          | \$0.01         | \$0.15            | \$1.04            | \$4.80             | 2.99                                    | \$1.81                                  |
| Insurance                  | \$6,828.83          | 4.66%          | \$1.72         | \$42.42           | \$296.91          | \$1,365.77         | 1,651.27                                | (\$285.51)                              |
| Management Fee             | \$0.00              | 0.00%          | \$0.00         | \$0.00            | \$0.00            | \$0.00             | 1,792.28                                | (\$1,792.28)                            |
| Misc Expenses              | \$8,630.64          | 5.89%          | \$2.17         | \$53.61           | \$375.25          | \$1,726.13         | 1,838.16                                | (\$112.03)                              |
| Lock & Key Supplies        | \$521.12            | 0.36%          | \$0.13         | \$3.24            | \$22.66           | \$104.22           | 59.65                                   | \$44.58                                 |
| Use Tax                    | \$31.34             | 0.02%          | \$0.01         | \$0.19            | \$1.36            | \$6.27             | 7.83                                    | (\$1.56)                                |
| Payroll                    | \$31,096.46         | 21.22%         | \$7.83         | \$193.15          | \$1,352.02        | \$6,219.29         | 4,787.35                                | \$1,431.94                              |
| Double Benefits            | \$4,553.80          | 3.11%          | \$1.15         | \$28.28           | \$197.99          | \$910.76           | 592.32                                  | \$318.44                                |
| Total Commissions          | \$30,910.49         | 21.09%         | \$7.78         | \$191.99          | \$1,343.93        | \$6,182.10         | 5,035.85                                | \$1,146.25                              |
| <b>TOTAL EXPENSES</b>      | <b>\$146,550.96</b> | <b>100.00%</b> | <b>\$36.89</b> | <b>\$910.25</b>   | <b>\$6,371.78</b> | <b>\$29,310.19</b> | <b>\$37,585.32</b>                      | <b style="color: red;">(\$8,275.12)</b> |
| <b>TOTAL PROFIT/LOSS</b>   | <b>\$43,788.08</b>  | <b>29.88%</b>  | <b>\$11.02</b> | <b>\$271.98</b>   | <b>\$1,903.83</b> | <b>\$8,757.62</b>  | <b style="color: red;">(\$4,546.87)</b> | <b>\$13,100.39</b>                      |

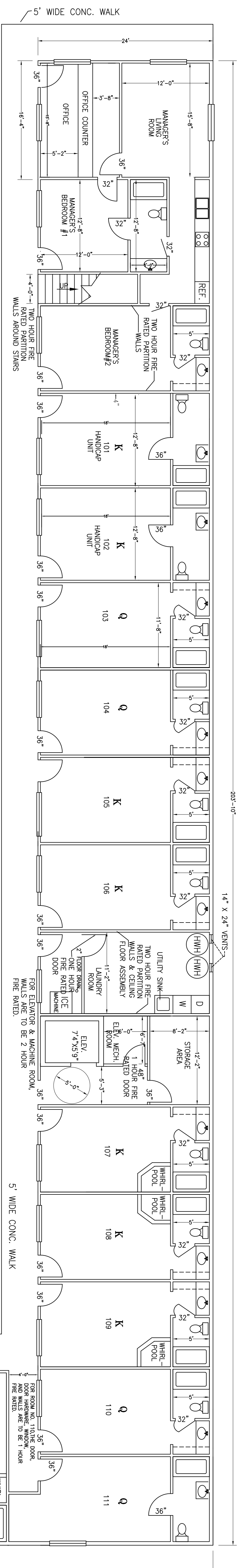




SECOND FLOOR PLAN

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 FUR

| 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 CSV, ELMAN

LEVER HANDLE, ADA APPROVED FOR PUSH/PULL  
LOCK FROM INSIDE. SCHLAGE MORE #939786, SKIN  
CHROME FINISH

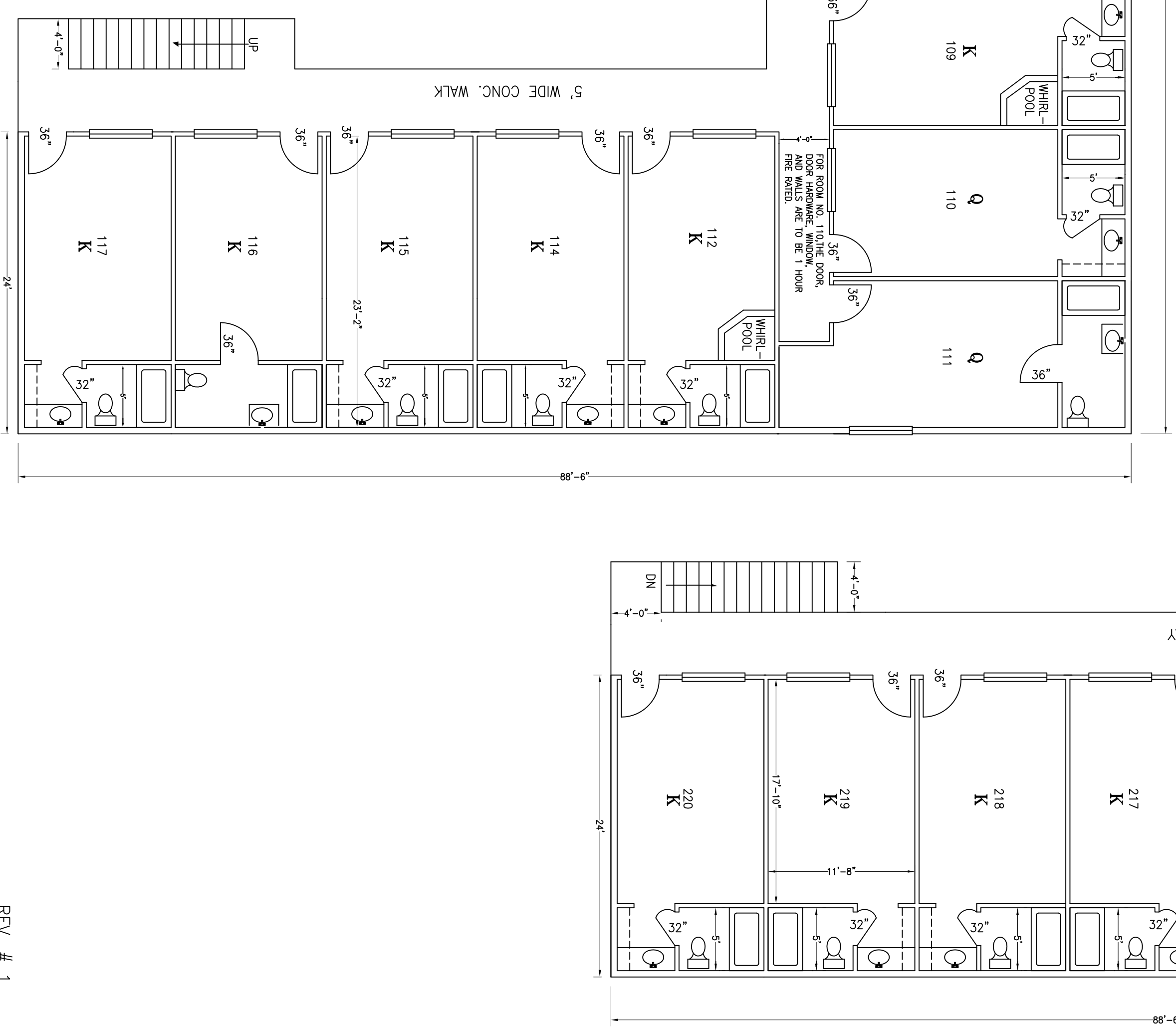
ALL EXTERIOR ENTRY AND EXIT DOORS:  
SCHLAGE TYPE CSV, APOLO, LEVER HANDLE,  
ADA APPROVED FOR HANDICAPPED PERSONS, MODEL  
#939786, SKIN CHROME FINISH.

DOOR SCHEDULE:

INTERIOR DOORS: SIX PANEL, WOODEN PRE-FINISH  
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, ADA APPROVED LEVER HANDLE LOCK

WINDOW SCHEDULE:

ALL WINDOWS TO BE PATRIOT,  
SUNSCREEN TYPE 5 PANEL, DOUBLE  
INSULATED GLASS.



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

FLOOR PLANS

CRYSTAL INN & SUITES

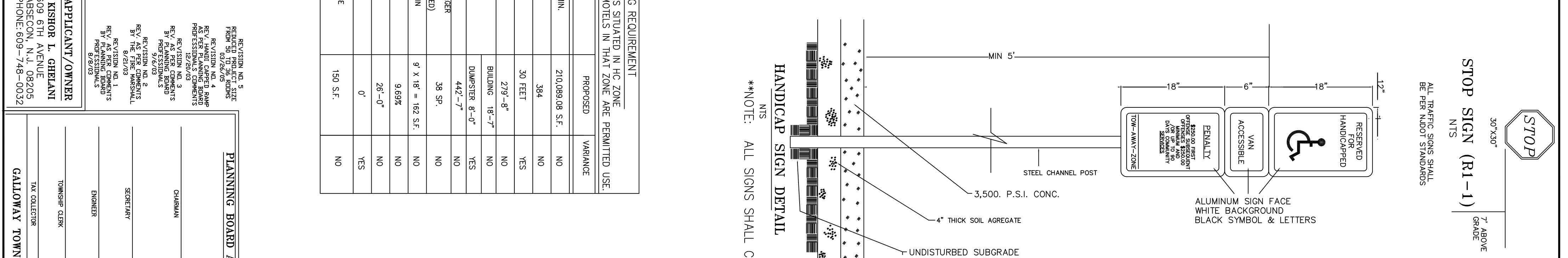
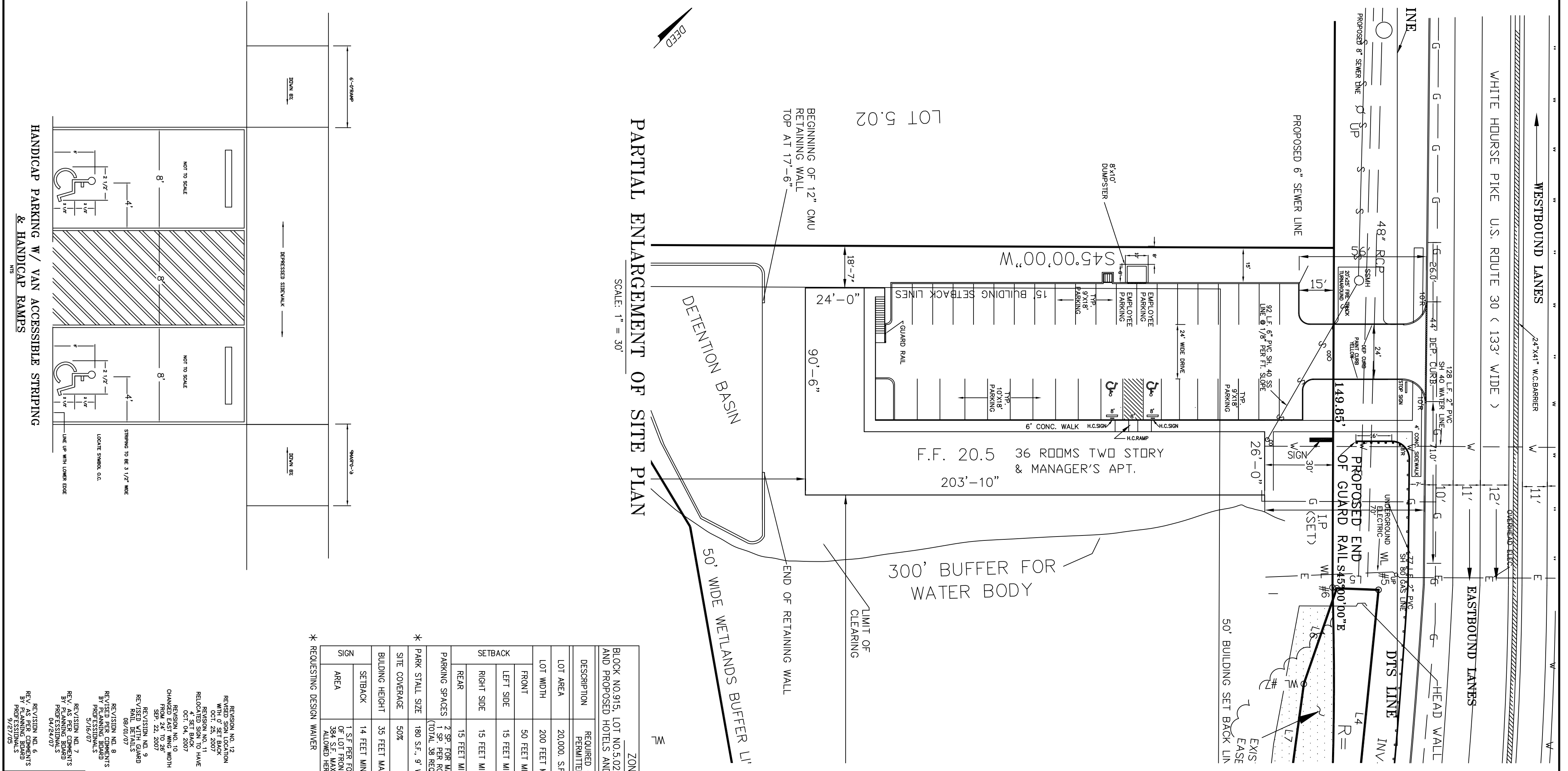
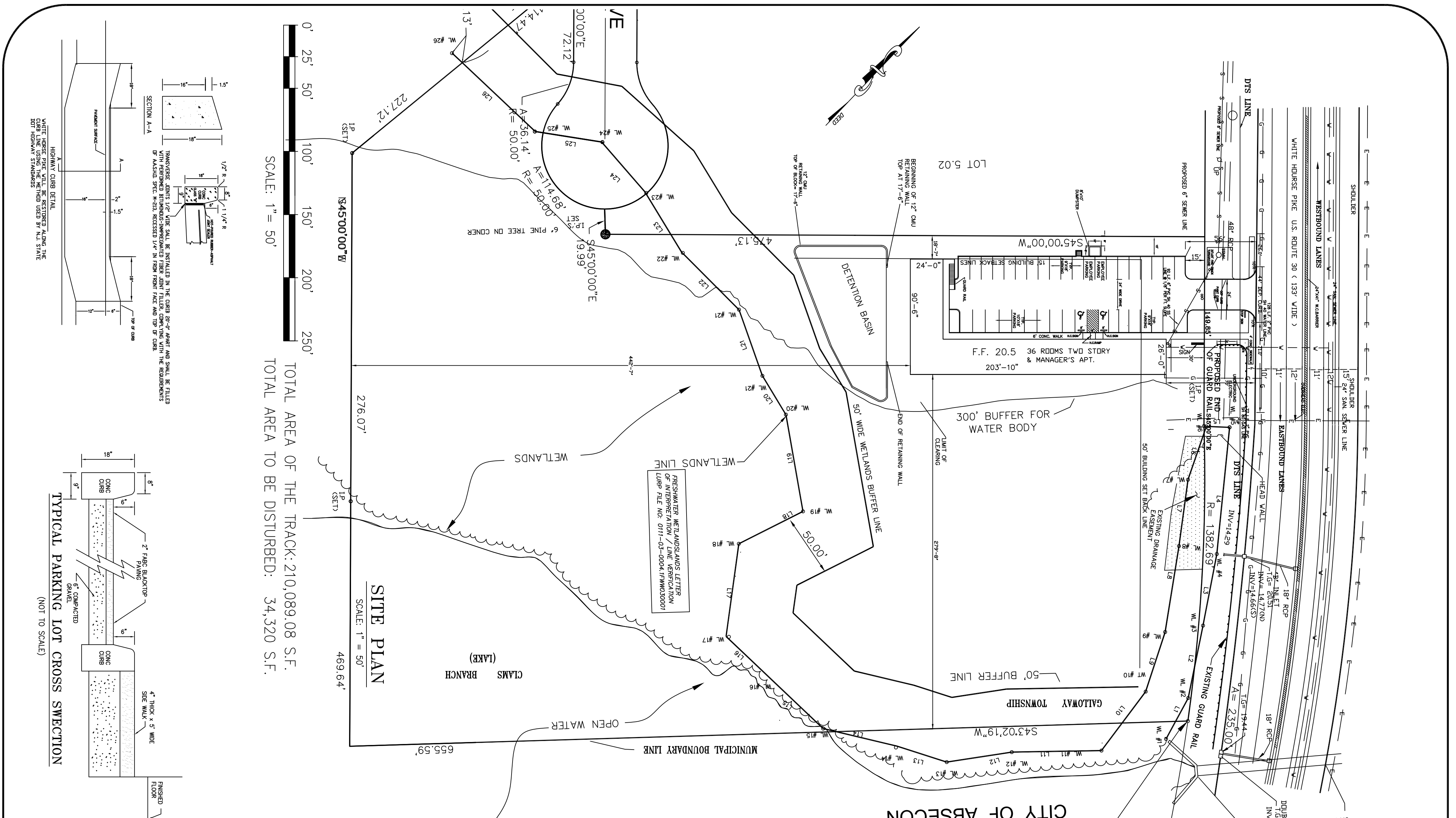
SHAH ASSOCIATES  
ARCHITECTURAL & INTERIOR DESIGNER  
10749 JEANES STREET  
PHILADELPHIA, PA. 19116

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

DRAWN BY: MANISHA

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

N.J. LIC. NO. 07708



**LEGEND FOR UNDERGROUND UTILITIES**

- E ELECTRICAL LINE
- W WATER LINE
- G GAS LINE
- S SEWER LINE

**NOTES:**

- IF ANY SORT OF UNSUITABLE MATERIALS ARE LOCATED WITHIN THE PROPOSED AREA OF PARKING, THESE AREAS WILL BE EXCAVATED AND A GRAVEL SUBBASE MATERIAL WILL BE INSTALLED AND COMPACTED.
- ANY UTILITY SERVICES/POLES CONFLICTING WITH THE CONSTRUCTION OF THE REFERENCED PROJECT WILL BE RELOCATED AT NO COST TO THE TOWNSHIP.
- APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND CLEANSING OF THE PROPOSED DETENTION BASIN.
- IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING EXCAVATION OF THE PROPOSED BASIN THAT THESE AREAS SHALL BE REMOVED AND SUITABLE MATERIAL WILL BE INSTALLED.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND INCLUDING ELECTRIC UTILITIES.
- THE PARKING LOT WILL BE STRIPPED INCLUDING HANDICAP SPACES.
- THIS SITE IS NOT LOCATED IN THE FLOOD PLAIN.
- CONTRACTOR SHALL INSTALL A STAMPEDE FOR FIRE DEPARTMENT ALONG BOTH SETS STAIRS FROM FIRST FLOOR TO SECOND FLOOR WITH 2-1/2" NIS INLET AND OUTLET.
- INFORMATION HERE TAKEN FROM THE SURVEY PREPARED BY BCK ENGINEERING DATED MARCH 17, 2003 REVISED JULY 3, 2003
- DESIGN ENGINEER WILL CERTIFY THAT THE STORMWATER MANAGEMENT SYSTEM IS BUILT AS PER DESIGN AND WILL PERFORM AS PER DESIGN.

**CRYSTAL INN & SUITES**

**SITE PLAN**  
BLOCK NO. 915  
LOT NO. 5.03  
GALLOWAY TOWNSHIP

DATE: 06/11/03 DWG #A-2  
SCALE: AS NOTED

**PLANNING BOARD APPROVAL**

| OFFICE         | DATE |
|----------------|------|
| CHAMAN         |      |
| SECRETARY      |      |
| ENGINEER       |      |
| TOWNSHIP CLERK |      |
| TAX COLLECTOR  |      |
| TW             |      |

**APPLICANT/OWNER**  
KISHOR L. GHILANI  
609 6TH AVENUE  
ABSECON, N.J. 08205  
PHONE: 609-748-0032

**REVISIONS:**

| NO. | DATE     | DESCRIPTION     |
|-----|----------|-----------------|
| 1   | 06/11/03 | REVISION NO. 1  |
| 2   | 06/11/03 | REVISION NO. 2  |
| 3   | 06/11/03 | REVISION NO. 3  |
| 4   | 06/11/03 | REVISION NO. 4  |
| 5   | 06/11/03 | REVISION NO. 5  |
| 6   | 06/11/03 | REVISION NO. 6  |
| 7   | 06/11/03 | REVISION NO. 7  |
| 8   | 06/11/03 | REVISION NO. 8  |
| 9   | 06/11/03 | REVISION NO. 9  |
| 10  | 06/11/03 | REVISION NO. 10 |

**DETAIL OF SIGN**  
N.T.S.

NOTE: ALL SIGN FACE AREA WILL BE INTERNALLY LIGHTED AND 800 WATTS THERE WILL BE NO WALL MOUNTED SIGN

3/4"x12" GAL. STEEL ANCHOR BD  
4 PER COLUMN

12"x12"x3/4" STEEL PLATE

10"x10" CONC. POOTING  
3600 P.S.I.

7"x7"x1/2" STEEL CHANNEL

NO VACANCY  
AAA MEMBERS

100 PHONES  
FOR THE  
FLOOR  
WHIRLPOOL  
100 OF S.C.

**AVIS MOTOR LODGE**