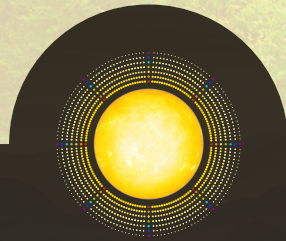


MINI-RETREAT HOUSE PROPOSAL



T O T O H

TEMPLE OF THE OPEN HEART

PROJECT DESCRIPTION

The mission of Temple of the Open Heart (TOTOH) is **sacred gathering**. In order to further that mission, we are planning to build a new residential structure that we're calling a **Mini-Retreat House**. This house would allow us to program small gatherings and host small groups, comprised of both locals as well as guests from out of town, for educational and transformational experiences that facilitate **positive evolution**.

LOCATION:

The proposed site for the project is in Swannanoa, North Carolina. Directly adjacent to the headquarters of TOTOH.

ARCHITECTURAL PROGRAM:

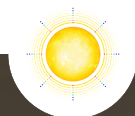
- 10 bedrooms. Sleeps up to 20 people.
- 3 full bathrooms, 2 half-baths.
- 1000sf common flex-space with kitchen.
- 300sf loft over common space.
- Storage for folding tables and chairs.
- Laundry facilities.
- Back deck.
- Gardens.
- Parking for 9 vehicles (5 required per Buncombe County vacation rental code).

TIMELINE:

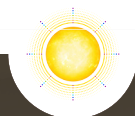
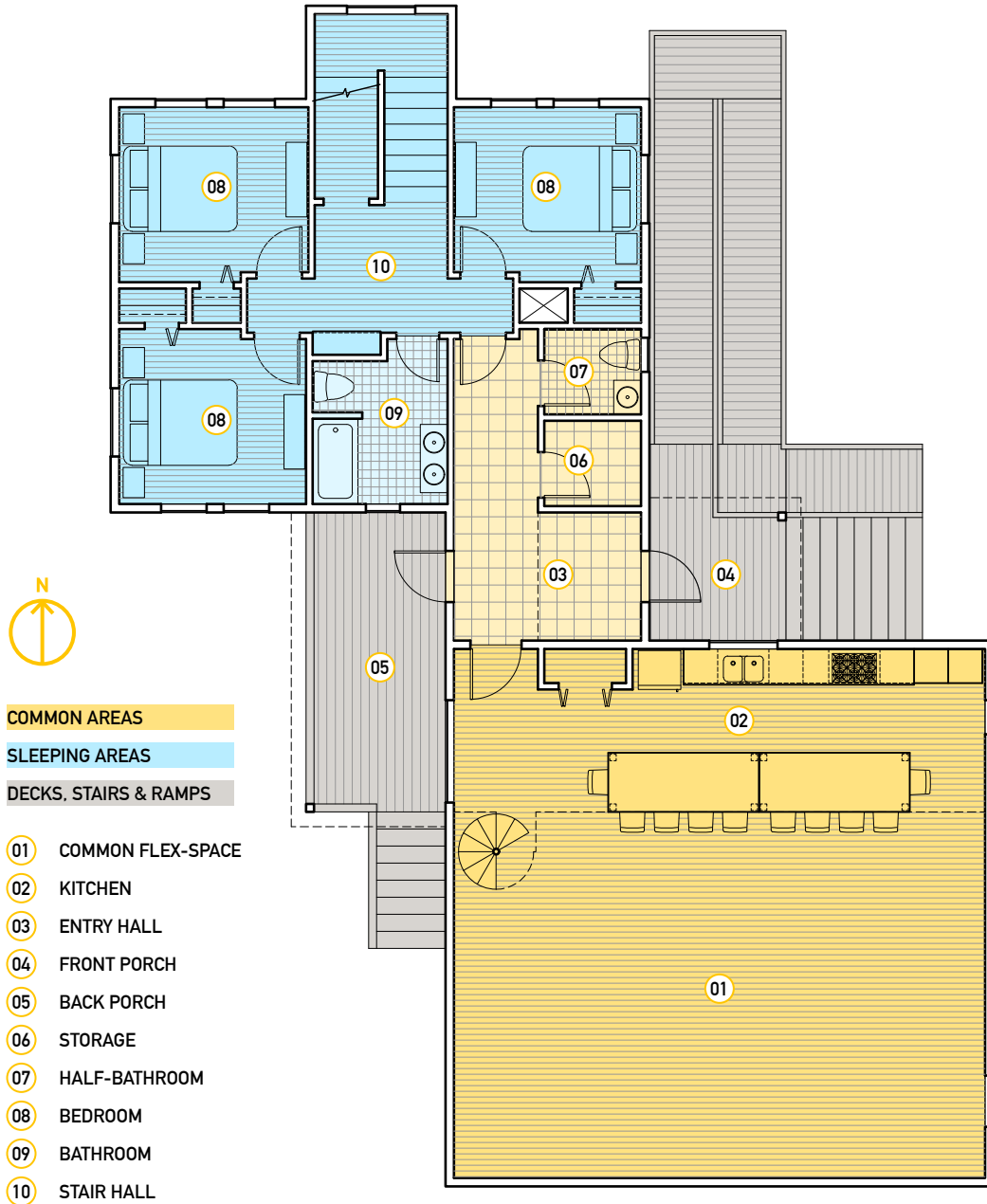
- Planning, fundraising, design, and permitting: Fall 2022 - Spring 2023
- Construction and space setup: Spring 2023 - Spring 2024
- Project completion and commencement of operations: Spring 2024

PROJECT LEAD:

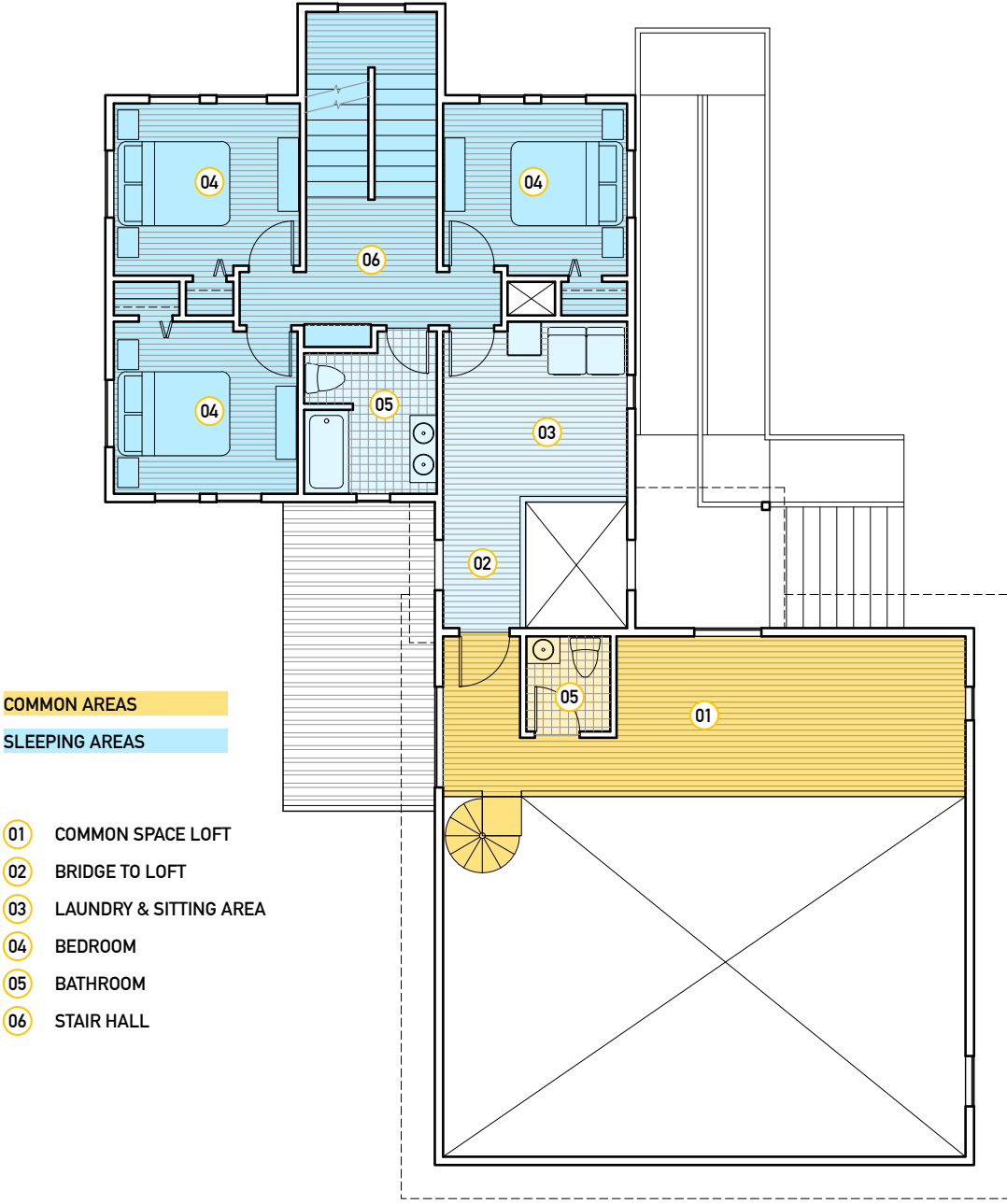
Aaron Maret: Co-Director of TOTOH, NC licensed general contractor.



FIRST FLOOR PLAN

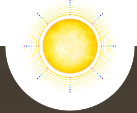


SECOND FLOOR PLAN

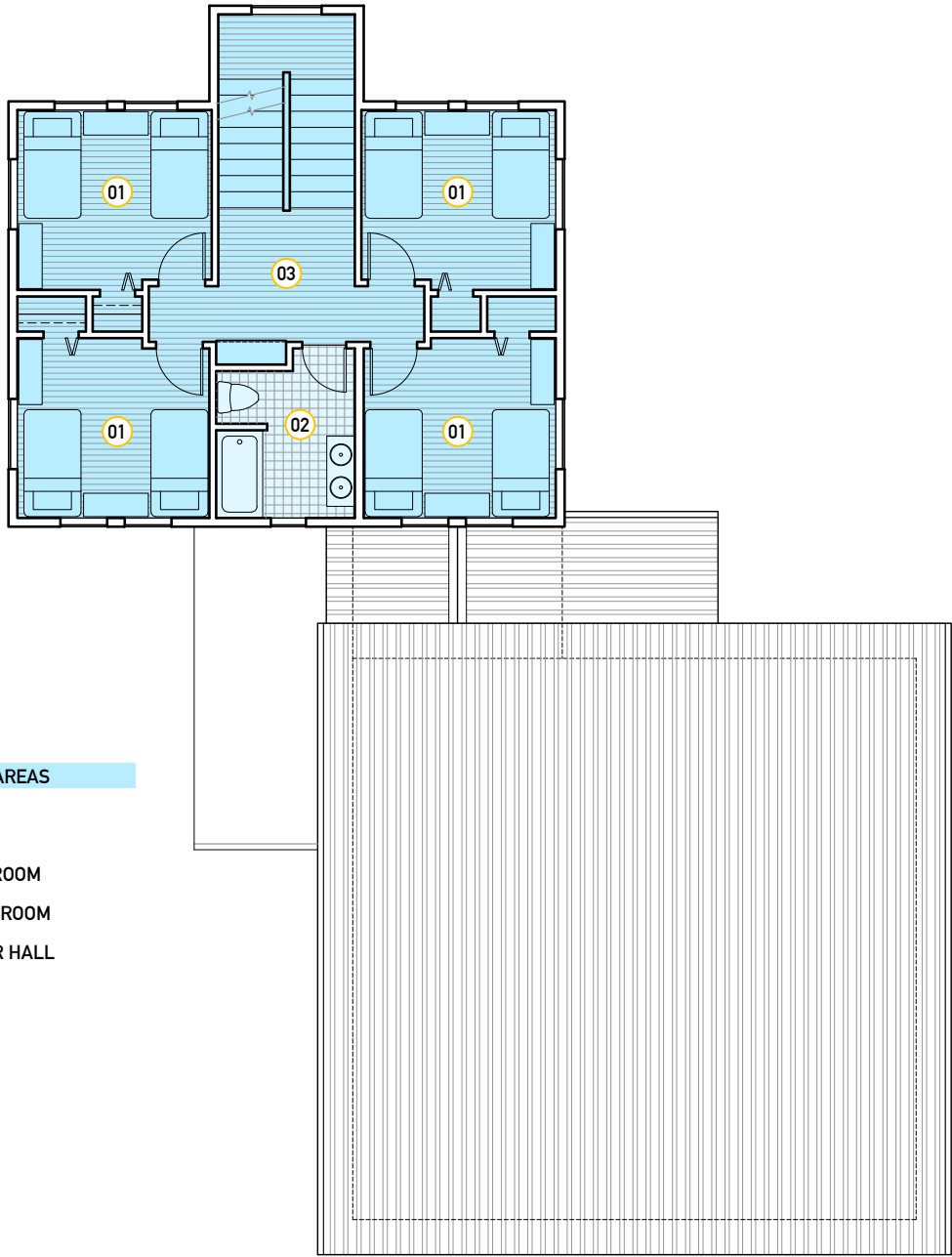


COMMON AREAS
SLEEPING AREAS

- 01 COMMON SPACE LOFT
- 02 BRIDGE TO LOFT
- 03 LAUNDRY & SITTING AREA
- 04 BEDROOM
- 05 BATHROOM
- 06 STAIR HALL

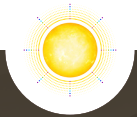


THIRD FLOOR PLAN



SLEEPING AREAS

- 01 BEDROOM
- 02 BATHROOM
- 03 STAIR HALL



FINANCIAL PROJECTIONS

CONSTRUCTION COST PROJECTIONS:

Construction Cost per Square Foot \$ 200

Mini-Retreat House Area	3557	sf
Bedrooms 1st	813	sf
Bedrooms 2nd	813	sf
Bedrooms 3rd	813	sf
Entry	90	sf
Commons	1028	sf
Projected Construction Cost	\$ 711,400	
Lot Cost	\$ 66,000	
Landscaping	\$ 20,000	
Furnishings & Décor	\$ 30,000	
Total Project Costs	\$ 827,400	

Loan Details

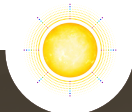
Total Funds Required	\$ 827,400	
Down-Payment	\$ 82,740	10%
Loan Amount	\$ 744,660	
APR	6.50%	
Term	240	months

Loan Payment	\$5,552	
Property Taxes	\$225	\$ 2,700
Insurance	\$200	\$ 2,400
Principle, Interest, Taxes & Insurance	\$5,977	

EXPENSE PROJECTIONS:

Rental Expenses

Cleaning Fees	\$ 600.00
Management Fees	\$ 300.00
Electricity	\$ 140.00
Water	\$ 60.00
Trash and Recycling	\$ 35.00
Internet	\$ 90.00
Maintenance	\$ 125.00
Total Rental Expenses	\$ 1,350.00



MIXED-USE RENTAL STRATEGY:

The **Mini-Retreat House** is designed to serve two primary use cases:

1. Meeting space for small-group day or overnight events and retreats.
2. Short-term and vacation housing for groups of up to 20 people.

The calendar below shows a scenario of mixed-use rental for an average month.

TOTOH retreats and events.

Retreats and events by others.

Short-term housing.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	Green	Green	Grey	Yellow	Yellow	Yellow
	Yellow	Grey	Grey	Blue	Blue	Blue
	Grey	Grey	Blue	Green	Green	Green
	Green	Green	Grey	Blue	Blue	Blue
Green	Grey	Blue				

INCOME PROJECTIONS:

- TOTOH-hosted weekend retreat, Friday through Sunday:
\$300/person x 20 participants = **\$6000**
- Retreats hosted by others:
\$720/day x 8 days = **\$5760**
- Short-term housing rentals for small groups:
\$720/night x 8 nights = **\$5760**
- **Projected average monthly income = \$17,520**

CASH FLOW:

- Total Monthly Costs: \$7,327
- Total Monthly Income: \$17,520
- **Net Profit: \$10,193**

