

Blue Water LLC

Capital Budget - Estimate of Construction & Pre-Opening Costs

	PSF	Per Seat	TOTAL COST	Detail
Square Footage / Seating	3,500	150		
LAND & BUILDING	0.00	0	0	
Land				
Building - Construction / Contractor Fees				
LEASEHOLD IMPROVEMENTS	57.14	1,333	200,000	
Construction Contract				300,000
Landlord Contribution				(100,000)
BAR / KITCHEN EQUIPMENT	35.71	833	125,000	
BAR / DINING ROOM FURNITURE	9.29	217	32,500	
Chairs				5,000
Tables				7,500
Counters				7,500
Booths				10,000
Other				2,500
PROFESSIONAL SERVICES	5.57	130	19,500	
Architect & Engineering				7,500
Legal (lease & incorporation)				5,000
Project Consultant				2,500
Accounting & Tax				2,000
Name, Logo & Graphic Design				2,500
ORGANIZATIONAL & DEVELOPMENT	9.85	230	34,475	
Deposits (utilities, sales tax, etc.)				3,000
Insurance Binder (property, casualty, liability)				4,225
Workers Comp. Binder				1,500
Liquor License				5,500
Building Permits				2,500
Other Licenses & Permits				1,500
Utility Deposits (gas, electric, water)				3,000
Change, Operating Banks & Petty Cash				1,000
Menus / Menu Boards				3,750
Lease Deposit				5,000
Travel, Research, Concept Development				3,500
INTERIOR FINISHES & EQUIPMENT	19.57	457	68,500	
Kitchen Smallwares				12,000
Artwork & Specialty Décor				10,000
Security System				3,000
Music/Sound/Audio-Visual Systems				12,500
Cash Register / Point of Sale				20,000
Phone System				4,500
Office Equipment / Computer				2,500
Office Supplies				500
Interior Signs				1,500
Other				2,000
EXTERIOR FINISHES & EQUIPMENT	14.29	333	50,000	
Landscaping				12,000
Exterior Signs & Decorations				15,000
Resurfacing				15,000
Parking Bumpers				4,000
Parking Lot Striping				2,500
Other				1,500
PRE-OPENING EXPENSES	39.86	930	139,500	
Construction Period Utilities				4,000

Blue Water LLC

Capital Budget - Estimate of Construction & Pre-Opening Costs

	PSF	Per Seat	TOTAL COST	Detail
Construction Period Building Lease				7,500
Construction Period Interest				2,500
Uniforms				1,200
Opening Inventories -				
Food				10,000
Beer, Liquor & Wine				15,000
Paper				2,000
Retail Merchandise				0
Other Restaurant Supplies				5,000
Marketing -				
Advertising				7,500
Public Relations				10,000
Opening Parties				7,000
Personnel -				
General Manager				15,000
Chef / Kitchen Manager				10,000
Assistant Manager(s)				12,000
Employee Training				15,000
Admin. / Bookkeeping				2,000
Employee Benefits				3,000
Payroll Taxes				10,800
WORKING CAPITAL & CONTINGENCY	37.29	870	130,525	
Working Capital				75,000
Contingency				55,525
TOTAL PROJECT COST	\$ 229	\$ 5,333	\$ 800,000	