

MY IRISH PUB OPENING COST WORKSHEET #1

PLEASE COMPLETE ALL BOXED AREAS BELOW. REMAINING DATA WILL BE CALCULATED BY THIS PROGRAM.
PLEASE NOTE THAT THE "IPC AVERAGE" COLUMN IS FOR ILLUSTRATIVE PURPOSES ONLY. *

EXPANSION PLANS

	2003	2004	2005	2006	2007
How many pubs do you plan to open in the next 5 years?	<input type="text"/>				
How many pubs will open in each of the next 5 years?	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
The number of new Pubs in full year operation will be					

START UP COSTS

	IPC AVERAGE *	MY IRISH PUB INPUT	PUB #2	PUB #3	PUB #4
Opening Date	Jan-03	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Front of House (Customer Service Area) Square Ft	2300	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Back off House (Kitchen/Food Preparation) Square Ft	700	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Square Feet	3000				
Front of the House First Fit Cost/Sq. Ft.	\$75	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Back of the House First Fit Cost/Sq. Ft.	\$75	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total First Fit Cost	<u>\$225,000</u>				
(SEE EXHIBIT #1 FOR FIRST-FIT CONSTRUCTION PUNCHLIST)					
FOH Design & Build \$/Sq. Foot **	\$165	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total FOH Design & Build Cost	<u>\$379,500</u>				
(SEE EXHIBIT #2 FOR AVERAGE DESIGN & BUILD COST BREAKDOWN)					
BOH Back of House Fit-Out \$/Sq. Foot	\$75	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Kitchen Equipment Cost	\$75,000	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total BOH Fit Out and Equipment Cost	<u>\$127,500</u>				
Contingency (10% of fit out costs)	\$73,200				
Pre-Opening Expenses (See Pre-Opening Recap)	\$263,488				
Working Capital	\$30,000	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Projected Opening Cost	<u>\$1,098,688</u>				

CAPITAL STRUCTURE

	IPC Average	MY IRISH PUB INPUT
Total Projected Opening Cost	0	<input type="text"/>
Total Equity	0	<input type="text"/>
Total Debt	0	<input type="text"/>
Interest Rate	0.00%	<input type="text"/>

* - ILLUSTRATIVE PURPOSES ONLY. PLEASE SEE DISCLAIMER INCLUDED IN THIS DOCUMENT

Proceed to Worksheet #2

<u>D&B Cost Breakdown</u>	<u>Cost</u>	<u>%</u>
Internal Joinery	\$124,503	32%
External Joinery	23,152	6%
Class 1 Fire Classification	6,384	2%
Glasswork (Internal/External)	16,026	4%
Signage (Internal/External)	12,090	3%
Metalwork (Internal/External)	18,314	5%
Flooring	23,382	6%
Furniture	16,861	4%
Wall & Ceiling Painting	15,895	4%
Lighting	10,597	3%
Bric a Brac	11,149	3%
<u>Fit-Out Project Management</u>	40,192	10%
- Design & Manufacture (Dublin)		
- Assembly/Dis-assembly of Pub (Dublin)		
- On-Site Project Management (US)		
- Pub Fit-Out (Airfare & Accommodations Included)		
Allowance for Fitting, Local Fit-Out Crew, Tools, etc.	27,428	7%
Fit-Out & Painting of Shop Front	8,448	2%
Shipping		
Transport to NYC	18,528	5%
US Transport (Depends on Pub Location)	N/A	N/A
Tariffs	<u>16,783</u>	<u>4%</u>
TOTAL FINAL FIT	389,732	100%