Greenwood Cemetery Chapel Adaptive Reuse Project
Indoor Niche

Estimated Chapel Niche Revenue

Estimated Interment Right Sales

Unit	Number of Chapel Inurnment Rights	Chapel Inurnment Right Cost	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2038 Year 11	2039 Year 12	2040 Year 13	2041 Year 14	2042 Year 15
12" Corner Premium	16	$ 5,500.00	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12" Front	260	$ 5,000.00	14	14	14	14	14	14	14	14	15	15	15	15	15	15	14
14" Front	6	$ 5,800.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18" Front	54	$ 7,500.00	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
21" Front	28	$ 8,750.00	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
21" Corner Premium	16	$ 9,000.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24" Front	64	$ 10,000.00	3	3	3	3	3	3	3	3	2	2	2	2	2	2	3
24" Double	8	$ 12,500.00	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0
	452		**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**22**	**22**	**22**	**22**	**22**	**22**	**22**
Estimated Annual Interment Right Revenue			$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 149,250.00	$ 131,750.00	$ 131,750.00	$ 131,750.00	$ 131,750.00	$ 131,750.00	$ 131,750.00	$ 131,250.00
Revenue Allocation																	
Care and Maintanance (15%)	0.15		$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 22,387.50	$ 19,762.50	$ 19,762.50	$ 19,762.50	$ 19,762.50	$ 19,762.50	$ 19,762.50	$ 19,687.50
Future Development Fund (35%)	0.35		$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 52,237.50	$ 46,112.50	$ 46,112.50	$ 46,112.50	$ 46,112.50	$ 46,112.50	$ 46,112.50	$ 45,937.50
Interment Rights Revenue (50%)	**0.5**		**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,625.00**

Unit	2043 Year 16	2044 Year 17	2045 Year 18	2046 Year 19	2047 Year 20	2048 Year 21	2049 Year 22	2050 Year 23	2051 Year 24	2052 Year 25	2053 Year 26	2054 Year 27	2055 Year 28	2056 Year 29	2057 Year 30	**Total Sold**	**Total Remaining**
12" Corner Premium	0	0	1	0	0											16	0
12" Front	14	14	8	8	0											260	0
14" Front	0	0	6	0	0											6	0
18" Front	3	3	3	0	0											54	0
21" Front	1	1	1	1	9											28	0
21" Corner Premium	0	2	0	8	6											16	0
24" Front	3	3	3	6	10											64	0
24" Double	0	0	0	0	0											8	0
	21	**23**	**22**	**23**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**452**	**0**
																Total Revenue (30 years)	
Estimated Annual Interment Right Revenue	$ 131,250.00	$ 149,250.00	$ 141,550.00	$ 180,750.00	$ 232,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,951,300.00**	
Revenue Allocation																	
Care and Maintanance (15%)	$ 19,687.50	$ 22,387.50	$ 21,232.50	$ 27,112.50	$ 34,912.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 442,695.00**	
Future Development Fund (35%)	$ 45,937.50	$ 52,237.50	$ 49,542.50	$ 63,262.50	$ 81,462.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,032,955.00**	
Interment Rights Revenue (50%)	**$ 65,625.00**	**$ 74,625.00**	**$ 70,775.00**	**$ 90,375.00**	**$ 116,375.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,475,650.00**	
																$ 2,951,300.00	

Estimated Annual Inurnment Services Sales

Unit	Number of Chapel Inurnment Services	Chapel Inurnment Service Cost	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2038 Year 11	2039 Year 12	2040 Year 13	2041 Year 14	2042 Year 15
12" Corner Premium (2 Urns)	32	$ 350.00															
12" Front (2 Urns)	520	$ 350.00															
14" Front (2 Urns)	12	$ 350.00															
18" Front (2 Urns)	108	$ 400.00															
21" Front (3 Urns)	84	$ 400.00															
21" Corner Premium (3 Urns)	48	$ 400.00															
24" Front (4 Urns)	256	$ 500.00															
24" Double (8 Urns)	64	$ 500.00															
	1124																
Estimated Annual Inurnment Services Sales Revenue			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Total Annual Revenue (Interment Right Sales and Inurnment Ser			**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 74,625.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,875.00**	**$ 65,625.00**

Unit	2043 Year 16	2044 Year 17	2045 Year 18	2046 Year 19	2047 Year 20	2048 Year 21	2049 Year 22	2050 Year 23	2051 Year 24	2052 Year 25	2053 Year 26	2054 Year 27	2055 Year 28	2056 Year 29	2057 Year 30	**Total Sold**	**Total Remaining**
																Total Services Revenue (30 Years)	
Estimated Annual Inurnment Services Sales Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Estimated Total Annual Revenue (Interment Right Sales and Inurnment Ser	**$ 65,625.00**	**$ 74,625.00**	**$ 70,775.00**	**$ 90,375.00**	**$ 116,375.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,475,650.00**	

Debenture Over 10 Years

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Estimated Debenture Payment		$ 154,440	$154,439.55	$154,439.55	$154,439.55	$154,439.55	$154,439.55	$154,439.55	$154,439.55	$154,439.55	$154,439.55					
Net Annual Profit (cost)		-$79,814.55	-$79,814.55	-$79,814.55	-$79,814.55	-$79,814.55	-$79,814.55	-$79,814.55	-$79,814.55	-$88,564.55	-$88,564.55	$65,875.00	$65,875.00	$65,875.00	$65,875.00	$65,625.00
Funded from Future Development Reserve Fund		$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00					
Net Impact on Operating Budget		-$29,814.55	-$29,814.55	-$29,814.55	-$29,814.55	-$29,814.55	-$29,814.55	-$29,814.55	-$29,814.55	-$38,564.55	-$38,564.55	$65,875.00	$65,875.00	$65,875.00	$65,875.00	$65,625.00

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	**Net Profit (30 Years)**
Net Annual Profit (cost)	$65,625.00	$74,625.00	$70,775.00	$90,375.00	$116,375.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**-$ 68,745.47**
Funded from Future Development Reserve Fund																
Net Impact on Operating Budget	$65,625.00	$74,625.00	$70,775.00	$90,375.00	$116,375.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

Debenture Payment Calculator	$	154,440	
Construction	$	800,000	690,000 estimate inflated to 800,000
Security	$	50,000	Estimate - support installation of a security system and camera's (and any other security measures to protect contents of buiding)
Consulting			
Design	$	42,413	spent by Architect and Engineer to date in development of tender information (May 24 - $15,000, Dec 25 - $19,975, Apr 26 - $7,148.94, and Jun 26 - $288.82 (not paid to date, interest charge))
Construction Administration	$	120,000	15% of construction cost utilizing an external contract administrator
Niches	$	372,000	20% contingency (installation could be phased in by room - more costly in long run but would reduce initial investment)
Total	$	1,384,413	
Less funded from FD Reserve Fund	-$	100,000	
Net To Be Debentured	**$**	**1,284,413**	

Estimated Sales

Unit	**Number of Chapel Niches**	**cost per niche**	**Estimated Revenue**
12" Corner Premium	16	$ 5,500.00	$ 88,000.00
12" Front	260	$ 5,000.00	$ 1,300,000.00
14" Front	6	$ 5,800.00	$ 34,800.00
18" Front	54	$ 7,500.00	$ 405,000.00
21" Front	28	$ 8,750.00	$ 245,000.00
21" Corner Premium	16	$ 9,000.00	$ 144,000.00
24" Front	64	$ 10,000.00	$ 640,000.00
24" Double	8	$ 12,500.00	$ 100,000.00
	452		**$ 2,956,800.00**