

# FLOATHOUZZ.COM

*Life's Better On Water*



Get on board with this EXQUISITE  
investment opportunity!! The new way to  
Lake Life.



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*Life's Better On Water*

# Lake Cumberland FLOATHOUZZ Community



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## On-Water 20

\$279,000

Sleeps 20

38 ft. x 32 ft.

House 1520 sq ft.

Porch 608 sq ft.

Total 2128 sq ft.



## On-Water 10

\$189,000

Sleeps 10

28 ft. x 28 ft.

House 672 sq ft.

Porch 448 sq ft.

Total 1120 sq ft.



# On the Water 10 Projected Weekend ONLY Income

May	June	July	August	September	October
2-3 S \$1098	6-7 S \$1098	*3-6 P \$2796 (July 4 <sup>th</sup> Weekend)	*31-3 P \$2796 (Raft Up)	*4-7 P (Poker Run) \$2796	3-4 SS \$798
9-10 S \$1098	*12-14 P \$2097 (Thunder Run)	11-12 P \$1398	8-9 P \$1398	12-13 S \$1098	10-11 SS \$798
16-17 S \$1098	20-21 S \$1098	18-19 P \$1398	15-16 S \$1098	19-20 S \$1098	17-18 SS \$798
*23-26 P \$2796 (Memorial Weekend)	27-28 P \$1398	25-26 P \$1398	22-23 S \$1098	26-27 S \$1098	24-25 SS \$798
30-31 P \$1398			*29-1 P \$2796 (Labor Day Weekend)		
Total 12 Nights	Total 9 Nights	Total 10 Nights	Total 14 Nights	Total 10 Nights	Total 8 Nights
Income \$7,488.00	Income \$5,691.00	Income \$6,990.00	Income \$9,186.00	Income \$6,090.00	Income \$3,192.00

Event Weekends
Memorial Day May 23-26
Thunder Run June 12-15
July 4th 3-6
Raft Up Aug 1-3
Labor Day Aug 29-1
Poker Run Sep 4-7

Nightly Weekend Rates for 2025  
\*3 Night Min Stay\*

P = Premium	\$699.00
S = Standard	\$549.00
SS = Super Saver	\$399.00

Accounting for only June through September revenue, the total WEEKEND projected revenue would be before expenses.



# On the Water 10 Projected Weekday ONLY Income

May	June	July	August	September	October
1 SS \$269	1-5 S \$1920	1-2 P \$768	4-7 P \$1996	2-3 P \$768	1-2 SS \$538
4-8 S \$1920	8-11 S \$1536	7-10 P \$1996	10-14 P \$2495	8-11 P \$1996	5-9 SS \$1345
11-15 S \$1920	15-19 S \$1920	13-17 P \$2495	17-21 P \$2495	14-18 P \$2495	12-16 SS \$1345
18-22 S \$1920	22-26 P \$1920	20-24 P \$2495	24-28 P \$2495	21-25 P \$2495	19-23 SS \$1345
27-29 S \$1152	29-30 P \$768	27-30 P \$1996		28-30 P \$1497	26-30 SS \$1345
Total 19 Nights	Total 21 Nights	Total 20 Nights	Total 19 Nights	Total 19 Nights	Total 22 Nights
Income \$7,181.00	Income \$8,064.00	Income \$9,750.00	Income \$9,481.00	Income \$9,251.00	Income \$5,918.00

Nightly Weekday Rates for 2025

P = Premium	\$499.00
S = Standard	\$384.00
SS = Super Saver	\$269.00

Accounting for only June through September revenue, the total WEEKDAY projected revenue would be before expenses.

# On-Water 10 Projections

## Income Projections

Total weekend revenue  
generated at full capacity  
\$38,637.00

Total weekday revenue  
generated at full capacity  
\$49,645.00

Total combined revenue  
generated at full capacity  
June 1 - September 30

**\$88,282.00**

**BEFORE EXPENSES**



## 12 Month Expense Projections

Mortgage	\$15,600
Insurance	\$1600
20% Com. to LCM	\$17,656.40
Electric	\$1000
Internet	\$1200
Moorage	\$5400
General Supplies	\$500
<u>Total Expenses</u>	<u>\$42,956.40</u>





# On the Water 20 Projected Weekend ONLY Income

May	June	July	August	September	October
2-3 S \$1698	6-7 S \$1698	3-6 P \$3996 (July 4 <sup>th</sup> Weekend)	31-3 P \$3996 (Raft Up)	4-7 P \$3996 (Poker Run)	3-4 SS \$1398
9-10 S \$1698	12-14 P \$2997 (Thunder Run)	11-12 P \$1998	8-9 P \$1998	12-13 S \$1698	10-11 SS \$1398
16-17 S \$1698	20-21 S \$1698	18-19 P \$1998	15-16 S \$1698	19-20 S \$1698	17-18 SS \$1398
23-26 P \$3996 (Memorial Day Weekend)	27-28 P \$1998	25-26 P \$1998	22-23 S \$1698	26-27 S \$1698	24-25 SS \$1398
30-31 P \$1998			29-1 P \$3996 (Labor Day Weekend)		
Total 12 Nights	Total 9 Nights	Total 10 Nights	Total 14 Nights	Total 10 Nights	Total 8 Nights
Income \$11,088.00	Income \$8,391.00	Income \$9,990.00	Income \$13,386.00	Income \$9,090.00	Income \$5,592.00

Event Weekends
Memorial Day May 23-26
Thunder Run June 12-15
July 4th 3-6
Raft Up Aug 1-3
Labor Day Aug 29-1
Poker Run Sep 4-7

Nightly Weekend Rates for 2025  
\*3 Night Min Stay\*

P=Premium	\$999.00
S= Standard	\$849.00
SS= Super Saver	\$699.00

Accounting for only June through September revenue, the total WEEKEND projected revenue would be before expenses.



On the Water 20 Projected **Weekday ONLY** Income

May	June	July	August	September	October
1 SS \$554	1-5 S \$3420	1-2 P \$1598	4-7 P \$3196	2-3 P \$1598	1-2 SS \$1108
4-8 S \$3420	8-11 S \$2736	7-10 P \$3196	10-14 P \$3995	8-11 P \$3196	5-9 SS \$2770
11-15 S \$3420	15-19 S \$3420	13-17 P \$3995	17-21 P \$3995	14-18 P \$3995	12-16 SS \$2770
18-22 S \$3420	22-26 P \$3995	20-24 P \$3995	24-28 P \$3995	21-25 P \$3995	19-23 SS \$2770
27-29 S \$2052	29-30 P \$1598	27-30 P \$3196		28-30 P \$2397	26-30 SS \$2770
Total 19 Nights	Total 21 Nights	Total 20 Nights	Total 19 Nights	Total 19 Nights	Total 22 Nights
Income \$12,866.00	Income \$15,169.00	Income \$15,980.00	Income \$15,181.00	Income \$15,181.00	Income \$12,188.00

Nightly Weekday Rates for 2025

P= Premium	\$799.00
S= Standard	\$684.00
SS= Super Saver	\$554.00

Accounting for only June through September revenue, the total WEEKDAY projected revenue would be before expenses.

# On-Water 20 Projections

## Income Projections

Total weekend  
revenue generated at  
full capacity  
\$57,537.00.

Total weekday revenue  
generated at full  
capacity  
\$86,565.00

Total combined  
revenue generated at  
full capacity  
June 1 - September 30  
**\$144,102.00**  
**BEFORE EXPENSES**



## 12 Month Expense Projections

Mortgage	\$25,200
Insurance	\$2,000
20% Com. to LCM	\$28,820.40
Electric	\$1,500
Internet	\$1,200
Moorage	\$7,200
General Supplies	\$800
<u>Total Expenses</u>	<u>\$66,720.40</u>





## Start-Up Expenses



Linen Package  
\$1149 - \$2698



Family Room  
Couch and Table



Television Package  
\$1235-\$1500



Furnished Kitchen



Patio Furniture



Life Jackets  
10-20 Required



Electric & Water  
Hoses \$750



6% Sales Tax



15% to 20% down

# FLOATHOUSE History on Lake Cumberland



- Lake Cumberland was established in 1953 and this was the 1<sup>st</sup> floathouse on Lake Cumberland.
- The COE quickly banned floathouses and Marinas were established.
- 72 Years later, Lake Cumberland Marina has brought back!
- Even better, you have the opportunity to OWN a FLOATHOUZZ, capitalize on the investment and make \$\$\$\$\$\$ MONEY \$\$\$\$\$\$!

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Jamie York  
(270)343-2556  
Commercial Lending Department

# Why Community Trust Bank?

- It is not a standard boat loan.
  - FLOATHOUZZs have a HIN # but no engine. Therefore, they don't fit into the typical boat loan programs.
  - Community Trust Bank has familiarized themselves with these vessels and they have come and walked the dock, and they developed a loan program specifically for our FLOATHOUZZs.

Jamie York

**(270)343-2556**

Commercial Lending Department

# Questions?

Role	Name	Number	Email
Sales	Patience	(270) 566-3998	Patience@FloatHouzz.com
Rental/Property Management	Drew	(516) 937-8927	Drew@LuxeElevated.com
Rental/Property Management	Katie	(606) 383-1424	Katie@LeesFordMarina.com