



FLOATHOUZZ.COM



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



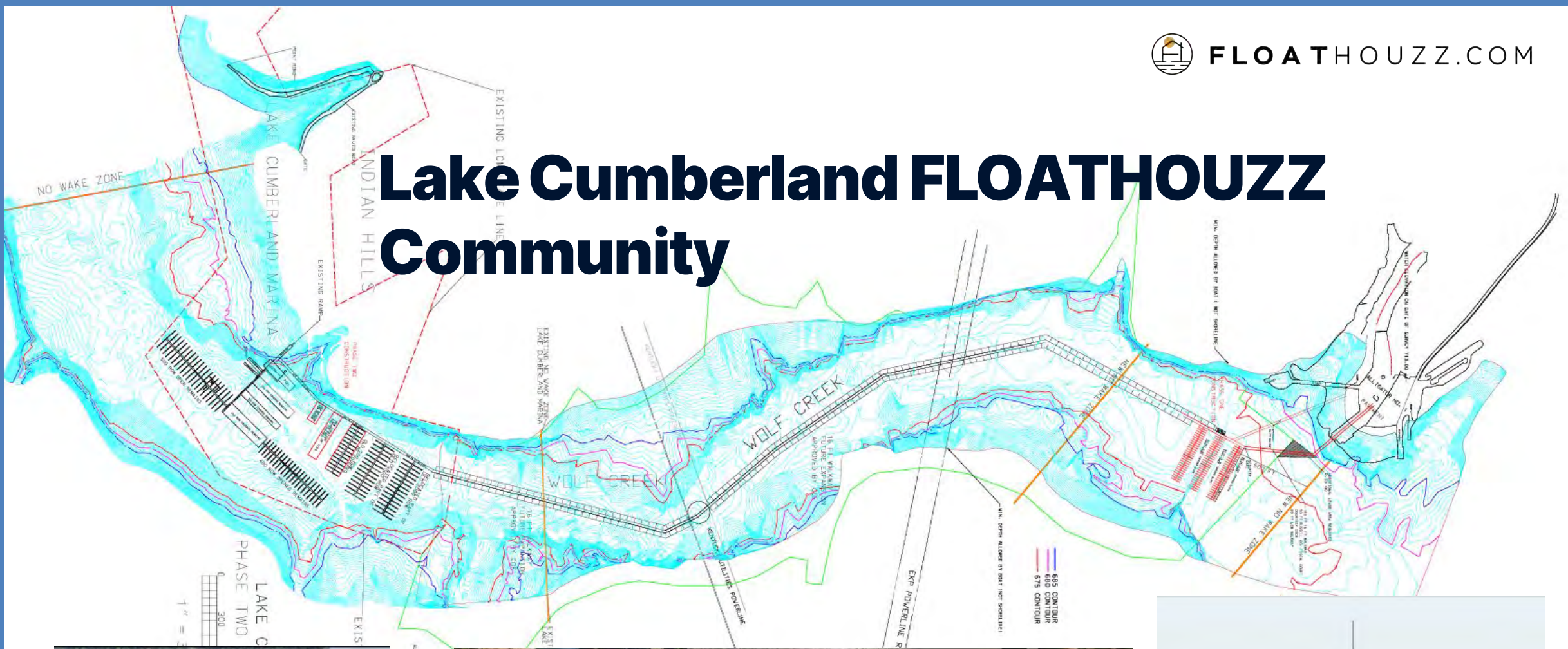
**FLOATHOUZZ.COM**





FLOATHOUZZ.COM

# Lake Cumberland FLOATHOUZZ Community







FLOATHOUZZ.COM



## On-Water 20

\$299,000

*\* payment as low as \$2,044*

Sleeps 20

38 ft. x 32 ft. House 1520 sq

ft. Porch 608 sq ft.

Total 2128 sq ft.



## On-Water 10

\$199,000

*\* payment as low as \$1,360*

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
<b>Income \$7,488.00</b>	<b>Income \$5,691.00</b>	<b>Income \$6,990.00</b>	<b>Income \$9,186.00</b>	<b>Income \$6,090.00</b>	<b>Income \$3,192.00</b>

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

**\*3 Night Minimum Stay**

## Nightly Weekend Rates for 2025

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.



**FLOATHOUZZ.COM**





# 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
<b>Income \$7,181.00</b>	<b>Income \$8,064.00</b>	<b>Income \$9,750.00</b>	<b>Income \$9,481.00</b>	<b>Income \$9,251.00</b>	<b>Income \$5,918.00</b>

## Nightly Weekday Rates for 2025

<b>P = Premium</b>	<b>\$499.00</b>
<b>S = Standard</b>	<b>\$384.00</b>
<b>SS = Super Saver</b>	<b>\$269.00</b>

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



**FLOATHOUZZ.COM**

# 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**



Mortgage	\$16,321
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
<b>Income \$11,088.00</b>	<b>Income \$8,391.00</b>	<b>Income \$9,990.00</b>	<b>Income \$13,386.00</b>	<b>Income \$9,090.00</b>	<b>Income \$5,592.00</b>

## 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

**\*3 Night Minimum Stay**

## Nightly Weekend Rates for 2025

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.



**FLOATHOUZZ.COM**





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 WEEKEND projected revenue would be before expenses.



FLOATHOUZZ.COM

# On-Water 20 Projections



FLOATHOUSEZZ.COM

## 12 Month Expense 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**



Mortgage	\$24,516
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 \$1750



6% Sales Tax



20% to 25% down



FLOATHOUZZ.COM

# The History of the "FLOATHOUSE" on Lake Cumberland



- Lake Cumberland was established in 1953 and this was the 1st Floathouse on Lake Cumberland
- The COE quickly banned floathouses and Marinas were established.
- 72 Years later, Lake Cumberland Marina has brought floating houses back!



FLOATHOUZZ.COM





FLOATHOZZ.COM

# Financing made simple



**Keith Pierce**

**(606) 305-6870**

Commercial Lending Department

# Why finance FLOATHOUZZ.COM through Community Trust Bank?

- It is not a standard boat loan.
- FLOATHOUZZ 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 FLOATHOUZZ.

Keith Pierce  
(606) 305-6870  
Commercial Lending Department



# Questions?

Role	Name	Number	Email
<b>Sales</b>	Patience	(606) 303-5741	Patience@FloatHouzz.com
	Barry	(270) 566-3998	Barry@FloatHouzz.com
<b>Rental/Property Management</b>	Katie	(606) 383-1424	Katie@LeesFordMarina.com
	Drew	(516) 937-8927	Drew@LuxeElevated.com

