

	Per Ft		
Rates:	Per Day	Per Week	Per Month
Commercial			\$30.87
Transient	\$3.30	\$18.70	\$52.80
Historic Discount			\$15.44

Assumptions

1. Bight will add at least one historic vessel to the marina (assumed length 55')
2. On average the normal transient slip is occupied 85% of the time
3. Undesirable transient slips are occupied 50% of the time
4. Most transients rent out slips on a weekly basis
5. Commercial boats that would rent transient slips average 65'

Scenarios for use of dockage

Scenario 1-Normal rental (one regular transient)

Location	Usage Type	% Usage	Avg Size of vessel (ft)	Rate per ft	Yearly Rev
Regular Transient	Transient	85.00%	55	\$18.70	\$45,459.70
				Total	\$45,459.70

Scenario 1A-One Regular Transient becomes a commercial historic vessel with discount

Location	Usage Type	% Usage	Avg Size of vessel (ft)	Rate per ft	Yearly Rev
Commercial Historic	Transient	100.00%	55	\$15.44	\$10,187.10
				Total	\$10,187.10

Scenario 2- End of D and E docks

Location	Usage Type	% Usage	Avg Size of vessel (ft)	Rate per ft	Yearly Rev
End of D Dock	Transient	50.00%	55	\$18.70	\$26,741.00
End of E Dock	Transient	50.00%	55	\$18.70	\$26,741.00
				Total	\$53,482.00

Scenario 2A-End of D and E docks rented to commercial yearly at transient rates

Location	Usage Type	% Usage	Avg Size of vessel (ft)	Rate per ft	Yearly Rev
Commercial End of D	Transient	100.00%	65	\$52.80	\$41,184.00
Commercial End of E	Transient	100.00%	65	\$52.80	\$41,184.00
				Total	\$82,368.00