

8.5 Financial Plan

EXHIBIT G

DANA POINT HARBOR PARTNERS DRYSTACK, LLC (“DPHP Drystack”)

Financing Plan

The managing members of DPHP Drystack have collectively financed several billion dollars of new, ground-up construction, existing assets and marina properties. The experience and expertise of the managing members of DPHP Drystack also covers the use and type of real estate being redeveloped within the Dana Point Harbor Drystack (“the Project”).

The anticipated total required capital for the Dana Point Harbor Drystack is approximately \$25.1 million. DPHP Drystack intends to secure partial funding for the Project using the OCDPH Special Revenue Fund 108 (“108 Funds”) as agreed to by the County of Orange.

| | | |
|--|------------|---------------------|
| <u>Sources of Funds - Overall</u> | | - |
| Debt | | \$0 |
| Equity | | 5,137,177 |
| OCDPH Fund 108 | | 20,000,000 |
| Total Sources of Funds | | \$25,137,177 |
| <u>Uses of Funds</u> | | |
| Pre-Development Costs | | \$1,003,520 |
| Direct Construction | | |
| <i>Construction Costs</i> | 21,741,134 | |
| <i>FF&E</i> | 700,001 | |
| Total Direct Construction | | \$22,441,135 |
| Indirect Construction | | |
| <i>A&E/Professional</i> | 526,286 | |
| <i>Permits & Fees</i> | 448,318 | |
| <i>Pre-Opening</i> | 194,921 | |
| <i>Contingency</i> | 474,267 | |
| Total Indirect Construction | | \$1,643,792 |
| Financing Costs | | \$48,730 |
| Total Uses of Funds | | \$25,137,177 |

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OPTIONEE DRAFT SUBMITTAL 8.5

DPHP Drystack intends to fund the initial capital through its internal equity and then seek reimbursement from the 108 Funds under its lease Construction Disbursement Rider with the County up to the limits of its 108 Funds through the County of Orange of \$20 million.