

85 Ocean Avenue

Block Island, Rhode Island | Illustrative Lodging Revenue Opportunity

Property Configuration

The property is configured as a 10-room hospitality property across three levels. The first level includes three large guest rooms and laundry facilities. The second level includes three large guest rooms, a kitchen and shared bath facilities. The third level offers four premium accommodations consisting of three queen guest rooms and one larger suite.

Level / Accommodation	Rooms	Illustrative Rate	Max Nightly Revenue
First Level - large guest rooms	3	\$400	\$1,200
Second Level - large guest rooms	3	\$400	\$1,200
Third Level - queen guest rooms	3	\$600	\$1,800
Third Level - larger suite	1	\$800	\$800
TOTAL	10		\$5,000

\$5,000 Potential Gross Room Revenue Per Fully Occupied Night

Based on illustrative nightly rates of \$400 for each of the six first- and second-level guest rooms, \$600 for each of the three third-level queen rooms, and \$800 for the larger third-level suite.

Illustrative 150-Night Primary Operating Season

Average Occupancy	Illustrative Gross Lodging Revenue
60%	\$450,000
70%	\$525,000
80%	\$600,000
90%	\$675,000
100%	\$750,000

Investment Opportunity

This illustrative model demonstrates the lodging revenue potential of the property's flexible 10-room configuration. The projections represent room revenue only and do not include potential additional revenue from extended shoulder-season operations or other business opportunities.

Important Disclaimer: All revenue figures, nightly rates and occupancy assumptions shown here are hypothetical projections provided solely for illustrative purposes. They are not based on historical operating results and are not representations or guarantees of future income, occupancy, rates or performance. Actual results may vary materially. Prospective purchasers should conduct their own independent financial, operational, zoning and legal analysis.