

**The Marina at Dana Point
Slip Rate Proposal 6/22/2021**

Present Slip Size Ft.	Present Rent/Ft.	Present Monthly Rent (1)	Present Yearly Rent	Proposed Rent/Ft.	Proposed Monthly Rent	Proposed Yearly Rent	Present Number of Slips (2)	Present Gross Revenue	Proposed Gross Revenue	Percent Increase
20	\$10.73	\$214.60	\$2,575.20	\$13.50	\$270.00	\$3,240.00	36	\$92,707.20	\$116,640.00	25.8
21	\$13.62	\$286.02	\$3,432.24	\$17.50	\$367.50	\$4,410.00	6	\$20,593.44	\$26,460.00	28.5
22	\$14.41	\$317.02	\$3,804.24	\$18.15	\$399.30	\$4,791.60	107	\$407,053.68	\$512,701.20	26.0
24	\$14.83	\$355.92	\$4,271.04	\$18.70	\$448.80	\$5,385.60	100	\$427,104.00	\$538,560.00	26.1
25	\$14.88	\$372.00	\$4,464.00	\$18.75	\$468.75	\$5,625.00	800	\$3,571,200.00	\$4,500,000.00	26.0
26	\$15.35	\$399.10	\$4,789.20	\$19.35	\$503.10	\$6,037.20	234	\$1,120,672.80	\$1,412,704.80	26.1
28	\$16.96	\$474.88	\$5,698.56	\$21.35	\$597.80	\$7,173.60	123	\$700,922.88	\$882,352.80	25.9
30	\$18.20	\$546.00	\$6,552.00	\$24.60	\$738.00	\$8,856.00	389	\$2,548,728.00	\$3,444,984.00	35.2
31	\$18.20	\$564.20	\$6,770.40	\$24.60	\$762.60	\$9,151.20	1	\$6,770.40	\$9,151.20	35.2
34	\$18.20	\$618.80	\$7,425.60	\$24.60	\$836.40	\$10,036.80	2	\$14,851.20	\$20,073.60	35.2
35	\$19.23	\$673.05	\$8,076.60	\$26.00	\$910.00	\$10,920.00	266	\$2,148,375.60	\$2,904,720.00	35.2
36	\$19.23	\$692.28	\$8,307.36	\$26.00	\$936.00	\$11,232.00	4	\$33,229.44	\$44,928.00	35.2
40	\$19.68	\$787.20	\$9,446.40	\$33.45	\$1,338.00	\$16,056.00	129	\$1,218,585.60	\$2,071,224.00	70.0
45	\$20.07	\$903.15	\$10,837.80	\$34.10	\$1,534.50	\$18,414.00	107	\$1,159,644.60	\$1,970,298.00	69.9
46	\$20.07	\$923.22	\$11,078.64	\$34.10	\$1,568.60	\$18,823.20	0	\$0.00	\$0.00	
50	\$20.80	\$1,040.00	\$12,480.00	\$35.35	\$1,767.50	\$21,210.00	44	\$549,120.00	\$933,240.00	70.0
52	\$20.60	\$1,071.20	\$12,854.40	\$35.35	\$1,838.20	\$22,058.40	13	\$167,107.20	\$286,759.20	71.6
55	\$20.45	\$1,124.75	\$13,497.00	\$39.90	\$2,194.50	\$26,334.00	33	\$445,401.00	\$869,022.00	95.1
60	\$22.70	\$1,362.00	\$16,344.00	\$43.15	\$2,589.00	\$31,068.00	15	\$245,160.00	\$466,020.00	90.1
Gross Revenue								\$14,877,227.04	\$21,009,838.80	41.2

Total Boats

2409

Notes:

(1) Taken from The Marina at Dana Point Website 6/22/2021 <https://themarinaatdanapoint.com/boat-slips-and-leasing>

(2) Taken From Bellingham Marine Appendix 1A 11-14-19 eDP " Existing Slip Mix Chart"

[https://danapointboaters.org/documents/dph/dph%20ccc%20documents/Appendix%201A%20Marina%20Plans%20-%202024x36%20\(11-14-19\).pdf](https://danapointboaters.org/documents/dph/dph%20ccc%20documents/Appendix%201A%20Marina%20Plans%20-%202024x36%20(11-14-19).pdf)

% Increase

LESS RENT \$1,250,000.00 \$1,250,000.00

LESS % RENT \$1,487,722.70 \$2,100,983.88

NET INCOME \$12,139,504.34 \$17,658,854.92 **45.5**