

Scenario #8

Sell Service Center, purchase new (Smaller) and sell TSR. Pay entire debt package and net proceeds into endowment fund.

	8A Appraisal Value	8B SC - Buyer 2 TSR - Buyer 2	8C SC - Buyer 1 TSR - Buyer 2
Service Center Sale Proceeds	1,035,000	1,000,000	950,000
New, Downsized Service Center <i>Purchase and Equipment/Furniture, etc.</i> <i>6,000 sq. ft. @ \$115 per sq. ft.</i>	(725,000)	(725,000)	(725,000)
Trexler Scout Reservation Sale Proceeds	3,855,000	3,500,000	3,500,000
Net Service Center & Trexler Scout Reservation Sale Proceeds	4,165,000	3,775,000	3,725,000
Comprehensive Debt Package	(4,000,000)	(4,000,000)	(4,000,000)
Net Proceeds to MTC	165,000	(225,000)	(275,000)

Post Debt Reduction Factors

- No scenario's eliminate total debt package. (2022 budget is \$195,500 annually).
- Additional financing (or one time payment) will be required to eliminate remaining debt.
- Down time in unit service during office relocation.
- No additional contribution to endowment fund from sale proceeds.
- Addresses camp capacity concerns.
- Potential decrease in operating support from sale of property. (Adult Volunteers).

Potential Operating Fund Impact

	<u>Income</u>	<u>Expense</u>
Service Center operating expense savings (Downsized Office).		(20,000)
Operating Fund Net Loss by not operating TSR (Summer & YR).	(128,273)	
Scenario 8B. Debt reduction amount in operating fund reduced.(195,500-37,212)		(158,288)
Scenario 8C. Debt reduction amount in operating fund reduced.(195,500-45,492)		(150,008)

Potential Capital Fund Impact

	<u>Income</u>	<u>Expense</u>
Potential loss of Behler Family Foundation Funding.	(15,000)	
Annual Weygadt Funds of roughly \$165,000 directed to Minsi Annually.		
Deferred Maintenance and Depreciation for Office & Camp Minsi Only.		
Anticipated higher long term capital investment necessary. (Based on size of property)		