

### Scenario #9

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

	9A Appraisal Value	9B <b>SC</b> - Buyer 2 <i>Minsi</i> - Buyer 2	9C <b>SC</b> - Buyer 2 <i>Minsi</i> - Buyer 3	9D <b>SC</b> - Buyer 2 <i>Minsi</i> - Buyer 4	9E <b>SC</b> - Buyer 1 <i>Minsi</i> - Buyer 2	9F <b>SC</b> - Buyer 1 <i>Minsi</i> - Buyer 4	9G <b>SC</b> - Buyer 1 <i>Minsi</i> - Buyer 3
Service Center Sale Proceeds	1,035,000	1,000,000	1,000,000	1,000,000	950,000	950,000	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)	(725,000)	(725,000)	(725,000)	(725,000)
Camp Minsi Sale Proceeds	4,150,000	4,000,000	4,500,000	4,000,000	4,000,000	4,000,000	4,500,000
Net Service Center & Camp Minsi Sale Proceeds	4,460,000	4,275,000	4,775,000	4,275,000	4,225,000	4,225,000	4,725,000
Comprehensive Debt Package	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)
Net Proceeds to MTC	<b>460,000</b>	<b>275,000</b>	<b>775,000</b>	<b>275,000</b>	<b>225,000</b>	<b>225,000</b>	<b>725,000</b>

#### Post Debt Reduction Factors

- All Scenarios eliminate total debt package. (2022 Budget is \$195,500 annually). Expense removed from operating fund.
- Down time in unit service during office relocation.
- Forecasted minimum of \$225,000 contribution to Endowment Fund producing cash for operating fund.
- 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 Minsi (Summer & YR).	(109,344)	
Total debt package eliminated. (Annualized payment in F1)		(195,500)
Additional investment income (Annualized after 3rd year of investing depending upon scenario)	13,750 - 38,750	

#### Potential Capital Fund Impact

- Annual Weygadt Funds of roughly \$165,000 directed to Minsi Annually.
- Deferred Maintenance and Depreciation for Office & Camp Minsi Only.
- Anticipated lower long term capital investment necessary. (Based on size of property)
- Value of Camp Minsi land anticipated to increase more than Trexler in future years.
- Potential capital investment if offering Cub Scout long term camping onsite.