[NAME OF COMPANY]

BUSINESS PLAN

[date business plan issued]

Contact: [name], CEO [or President]
[address]
[phone no. & fax no.]
[email]
[web site]

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Business Plan Copy No. _____

Confidentiality Agreement

The undersigned reader acknowledges that the information provided by [NAME OF COMPANY] in this business plan is confidential. Therefore, the undersigned reader agrees not to disclose any of such information without the express written permission of [NAME OF COMPANY].

It is hereby acknowledged by the undersigned that the information to be furnished in this business plan is in all respects confidential in nature (other than such information which is already in the public domain through other means) and that any disclosure or use of same by the undersigned may cause serious harm or damage to [NAME OF COMPANY].

Upon request, this document is to be immediately returned to [NAME OF COMPANY].

_____
Signature

_____
Print Name

_____
Date

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[CORPORATION]
BUSINESS PLAN

EXECUTIVE SUMMARY

[Company] is seeking financing of its operations in [province/state]. The Company and its subsidiary, [Subsidiary], have proposals before the Government of [province/state] that are now coming to fruition. These projects are:

1. An international scale, year-round, destination resort on/at [location]. This project is to be owned and operated by [Company]. The Company has approval in principle in writing for the resort from the [province/state] Government. The land is zoned by the local Government for the intended use. The [province/state] Government has also granted that the project meets all of its policy requirements and they have placed the project into the ____ stage of their regulatory process. The Company expects to have final approval through the regulatory system in [estimate of time necessary]. The local municipal government has confirmed in writing that it will abide by the findings of the regulatory process.

   The resort will consist of hotel accommodation for _____ persons with all amenities [describe amenities].

   It is intended to have final approvals and land tenure by [date] and to open the first stage of the resort by [date].

2. [description of other projects associated with the resort, if any - e.g. summer season house- or tour-boat operations, winter season skiing operations, etc]

Each of these projects is sufficiently unique that a full description of each is requisite to understanding what is entailed. Such descriptions are given in the accompanying plan. The scale of funding required for each of the proposed projects will give some appreciation of their scope. Each project is capable of standing alone but forms an interrelated whole when all are implemented.

The funds required are as follows: All amounts shown are in [Currency]

[list projects and amount of funds required for each]

The Company is seeking the following:

1. Stage I financing - to finance the [project] $
2. Stage II financing - to finance the [project] $
3. Stage III financing - to finance the [project] $

[describe how funds will be utilized and anticipated construction schedule] [provide cost breakdown of equity in projects]

[Company] is prepared to negotiate an attractive equity position and repayment schedule with interested investors (details will be discussed with serious investors only).

Investors in Stage I & II will be offered the opportunity to participate in Stage III. It is anticipated that the overall return to investors will be enhanced considerably.

Extensive preliminary studies have been completed, and preliminary design documents, capital cost and cash flow projections are available on request. The resort project has been subjected to extensive economic analysis, however, the final approach to financing has not yet been determined. [Company] is willing to consider any reasonable offer in this regard. Such an offer could range from complete corporate ownership to the sale of subdivisions to numerous interested investors.

I THE BUSINESS PLAN

The Parties Involved

[description of company and any subsidiaries involved in the project(s)]

Regional Setting

All of the operations are intended, as far as the location of activities and of the facilities themselves, to take place in [location]. [description of location, distance from major centers, travel time involved]

[description of any other similar development in the area]

Proposed Operations

[overview of seasonal operations, if any - location, facilities, etc]

The year-round destination resort is to be located at [location]. The resort will be operated by [Company]. It is intended to have a tourist accommodation base of _____. During the summer months it will have [list amenities - golf course, other facilities available during summer months - repeat for winter season]. The accommodations will be housed in [description of hotel/chalet/lodge settings]. The hotel will provide dining facilities, lounges, [other guest amenities].

[describe transportation between locations, if applicable - bus, tram, etc. to ski hill, for example]

II [PROJECT No. 1]

DESCRIPTION OF OPERATIONS

Type of Business

The purpose of the development is to facilitate the operation of [description of operations] to be located at/on [location].

Principal Elements

Services provided

[description of facilities and services, capacity, location, length of season, start date]

Markets served

The purpose of the operation is to tap the market potential of the local, regional and tourist market of people who want to see more of this beautiful and scenic area, once facilities for doing so are provided. [describe potential for attracting clientele from existing facilities in the area]

Expertise

[outline the experience and expertise of personnel who will be operating the facilities]

MARKET ANALYSIS AND MARKETING

Industry Description and Outlook

[overview of the industry, existing facilities with respect to pricing and market served]

With the extensive growth proposed for the tourist infrastructure in [location], the viability of the operation, given proper promotion and marketing should be assured. Tourism is currently the ____ largest industry in [province/state] with revenues of $_____. The [province/state] Government has targeted this industry to produce $_____ in the next _____ year(s) and is planning programs and assistance accordingly.

Target Markets

Targeted markets are the local and tourist trade, tourists from the existing facilities in the region, tourists from the _____ additional hotel rooms already approved for construction, and the large volume of charter tours that operate throughout the area.

Competition

[outline main competition in the area, for accommodation and for seasonal activities]

Marketing Activities

[description of company's marketing plans and proposed promotional activities]

Selling Activities

[description of company's efforts in sales area]

THIS IS A 27-PAGE DOCUMENT.