



J Mil Management Company

March 1, 2024

Dockers Waterside LLC
94 Dune Road, Box 651
East Quogue, NY 11942

Re: Business Evaluation
Dockers Waterside Marina & Restaurant

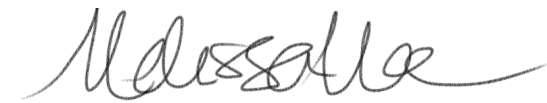
To whom it may concern:

Based on the income and expense Profit and Loss statement provided by you, I have calculated the value of your business, which includes good will and digital assets as follows:

Average 3-year Net Earnings (before taxes):	\$1,071,429
Industry Baseline for Valuation	3.5 x net earnings
Total Valuation based on a 10-year lease	\$3,750,000
$\\$1,071,429 \times 3.5$	

Other factors may contribute to additional valuations but have not been provided by you at this time.

Kindly,



Melissa Martin, Business Appraiser