

Exhibit IV to the Disclosure Statement

Projected Financial Information for S&G Hospitality, Inc. and its Debtor Subsidiaries

As part of confirmation of a chapter 11 plan, the Bankruptcy Court needs to find that the confirmed plan results in entities which will likely not lead to a future reorganization or financial reorganization of the debtors. To help provide information that the Plan satisfies these standards the management of the Debtors have prepared the attached income projections and sources and usage of cash in conjunction with their emergence from bankruptcy.

PLEASE NOTE THE DEBTORS DO NOT ORDINARILY PROVIDE BUSINESS PLANS OR FINANCIAL PROJECTIONS TO THIRD-PARTIES. THE DEBTORS DO NOT PLAN TO FURNISH UPDATED BUSINESS PLANS OR FINANCIAL PROJECTIONS AFTER THE EFFECTIVE DATE.

The attached projections assume the successful implementation of the Debtors' business plans and that the Fixed Renovation Cycle Management project at the Hampton Inn Lancaster is completed successfully. The attached projections also assume that the economic environment is reasonably stable during the projection period. Like all providers in the hospitality industry, actual results will be impacted by macroeconomic factors and also developments with competing hotels in their respective markets. The Debtors believe that the projections are reasonable under these assumptions, but no assurances are being provided that these results will be obtained.

The projections were developed by the Debtors' management team and have not been analyzed by any third-party accountants or advisors. Holders of claims entitled to vote under the Plan should use their own judgment regarding the reasonableness of these projections.

In re S&G Hospitality, Inc., et al. - Financial Projections of Reorganized Debtors

<u>Item</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Operating Revenues	\$ 5,610,000.00	\$ 5,778,300.00	\$ 6,017,579.30	\$ 6,258,282.47	\$ 6,476,276.92
Total Operating Expenses	\$ 4,151,400.00	\$ 4,160,376.00	\$ 4,362,744.99	\$ 4,568,546.20	\$ 4,727,682.15
<u>Non-Operating Expenses</u>					
Payments on RSS Loan	\$ 749,481.48	\$ 749,481.48	\$ 749,481.48	\$ 749,481.48	\$ 749,481.48
Property Taxes	\$ 290,000.00	\$ 295,000.00	\$ 300,000.00	\$ 370,000.00	\$ 390,000.00
Property Insurance	\$ 90,000.00	\$ 95,000.00	\$ 100,000.00	\$ 120,000.00	\$ 150,000.00
Management Fees	\$ 168,300.00	\$ 173,349.00	\$ 180,527.38	\$ 187,748.47	\$ 194,288.31
SBA Payments	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00
Itria Payments	\$ 24,699.96	\$ 24,699.96	\$ 24,699.96	\$ 24,699.96	\$ 24,699.96
General Unsecured Payments	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
United States Trustee Fees	\$ 21,913.13	\$ 22,009.23	\$ 22,967.42	\$ 24,179.50	\$ 25,042.21
Total Non-Operating Expenses	\$ 1,348,794.57	\$ 1,363,939.67	\$ 1,402,076.23	\$ 1,500,509.42	\$ 1,557,911.96
Net Income Before Non-Recurring FRCM Costs	\$ 109,805.43	\$ 253,984.33	\$ 252,758.07	\$ 189,226.85	\$ 190,682.81
Fixed Renovation Cycle Management Project at	\$ 100,000.00	\$ 750,000.00	\$ 300,000.00	\$ 50,000.00	\$ -
United States Trustee Fees related to FRCM	\$ 400.00	\$ 3,000.00	\$ 1,200.00	\$ 200.00	\$ -
Net Income after FRCM Costs	\$ 9,405.43	\$ (499,015.67)	\$ (48,441.93)	\$ 139,026.85	\$ 190,682.81
Net Infusion of Cash from Effective Date and Other Extraordinary 2025 Transactions	\$ 656,704.19	\$ -	\$ -	\$ -	\$ -
Projected Year End Cash Balance	\$ 666,109.63	\$ 167,093.96	\$ 118,652.04	\$ 257,678.88	\$ 448,361.70

Notes

1. 2025 includes both pre-effective date and post-effective date expenses.

2. Projected revenues reflect that Hampton Inn Lancaster's projected revenues for 2025 are less than 2023 and 2024 numbers. This is because the most significant competing property for the Hampton Inn Lancaster was undergoing major renovations in 2023 and 2024, which provided a temporary boost to the Hampton Inn Lancaster's market share. Projected revenues also reflect that Red Roof's projected revenues for 2025 are lower than 2024 because a temporary occupancy boost provided by some long-term stays by construction workers for nearby construction projects which have now been completed.

3. Property insurance projections reflect an expectation that the insurance costs for the Hampton Inn Lancaster will rise when the Fixed Renovation Cycle Management ("FRCM") renovation being required by Hilton is completed.

4. Projections assume RSS Loan to be paid off at conclusion of 2029.

5. Itria amounts above assume they accept settlement. If they do not, Itria would share in the General Unsecured Payments.

6. Because of the uncertainty of when the Effective Date will occur during the second half of this year and to aid comparisons with later year projections, the projections for 2025 include both pre and post-effective date results.

S&G Sources and Uses of Cash for Effective Date Transactions Under Plan

<u>Sources</u>	<u>Amount</u>	<u>Uses</u>	<u>Amount</u>
Projected Cash on Effective Date	\$ 394,204	Cure costs for Franchise Agreements	\$ 150,000
Equity Infusion	\$ 500,000	Other cure costs	\$ 7,500
Totals	\$ 894,204	Convenience class distributions	\$ 20,000
		Pre-Effective Date Unpaid Professional Fees	\$ 50,000
		Contingency for other Administrative Claims or costs	\$ 10,000
		Totals	\$ 237,500

Notes:

1. Projected cash on Effective Date includes both cash and potential borrowings on the Innvite Line of Credit.
2. Convenience class distribution is based on the aggregate amount of filed and scheduled claims that qualify for that treatment and may change.
3. The amount of accrued professional fees could be impacted by the timing of plan confirmation and the extent of litigation associated with plan confirmation.