

BASECAMP TRINIDAD — BUSINESS MODEL UPDATE

2026-07-06 · Deltas applied to the v1 medium full-build baseline. All figures illustrative.

BASELINE (UNCHANGED SPINE)

Medium full-build: revenue ~\$885K · NOI View A \$363K (Alliance-funded) / View B \$265K (Basecamp-funded) · capex \$1.76M · payback 4.8-6.6 yr. Capacity: ~50 units / ~150 overnight (24 RV · 6 glamping · 6 cabins · ~15 riverside tents · 2 residences); event days a few hundred. Cap is water + septic, not land. NCTR integration locked: status-based access via Crescendo (earned, never billed), on-site + e-commerce revenue share into 360LOCK as a single editable cell, two P&L views, node now → own Impact Engine later.

DELTA FROM THE NEW INTEL

LINE	DIRECTION	WHAT CHANGED	MODEL MOVE
Water capex	DOWN	Well-drill/haul contingency replaced by extraterritorial commercial tap fee (Path A, county regime). Cheaper AND lower execution risk.	Swap well line for tap fee once Vigil quotes it; delete haul contingency.
Septic capex	UP	Old tank of unknown condition/location + engineered commercial OWTS for ~150 overnight + F&B. Soils/groundwater (sandy-clay, 10-50 ft) support upland fields.	Add inspect/decommission line (low \$K) + OWTS engineer estimate as its own capex row.
Net water+septic	~FLAT	Likely wash-to-slightly-up vs. the prior well-based figure — but far more CERTAIN, which is the real gain for financing.	Re-run payback after Actions #2-#3 return numbers.
Insurance opex	DOWN	P2+P3 confirmed Zone X → preferred-risk/optional flood on all financed structures. P1 carries zero insured assets by design.	Insurance line = normal property cover only; single open quote is the homestead scenario.
TRO opex	+~\$250/yr	~3 riparian acres, ~2 seasons remaining, and likely OPTIONAL to assume (non-owner signature, no successor clause). Near-zero drag.	Add as flagged-optional opex row through 2027; drop if SPPRCD confirms non-transfer.
Meadow weed mgmt	+Year-1 opex	TRO plan documents Kochia ~50% cover across ~30 ac hay/ditch. Manageable ag item, not woody re-infestation.	Small Year-1 mowing/selective-spray line; ask hay lessee's current practice.
Risk-weighted capex	DOWN	Core optimization: insured/financed capital confined to Zone X (P2+P3); flood-exposed program is cheap + movable by design. Same program, lower risk per dollar.	Re-tier the Capex & Returns sheet into Zone-X / P1-movable / homestead-conditional tiers.
P3 layout risk	OPEN	CIG fee parcel 10689801 (2.14 ac) + probable pipeline easement may sit in the Parcel 3 build core. RV loop / Commons / bathhouse siting frozen until mapped.	No P3 capex commitments pre-title + 811 locate. Corridor reuse upside: mowed firebreak / utility / trail alignment.
Annexation option	OPTION VALUE	Free to hold. Exercises only if City sewer (kills OWTS capex) or a bigger tap is on the table. Phase-3 note.	Document; no model change now.

OFFER STRUCTURE (PROBATE/MEC)

Slower close is leverage: structure a real diligence period with these contingencies — title commitment (which APNs convey; CIG easement; whether 52.92 ac excludes 10689801; Chilli shares; mineral status) · per-parcel floodplain determination · CDOT R2 access pre-app · extraterritorial commercial tap availability/capacity/fee in writing · perc + OWTS feasibility + old-tank inspection · SPPRCD written TRO term/transfer answer · share certificates inspected at title, signed over at closing.

Re-run the Scenarios sheet after Actions #1-#3 return real numbers; the 11% NCTR cell and both P&L views are untouched by every delta above.