

### Rolling Hills & Wigley Loop Financial Summary

		ROLLING HILLS CURRENT	WIGLEY CURRENT	COMBINED TOTALS	
<b>Rental income</b>					
<b>*14 Units including(17 LOTS and a site built home + Wigley 12 Lot Park Total lots 29 Lots</b>	<b>Monthly</b>	<b>13,800</b>	<b>4,300</b>		
<b>Annualized Rental</b>		<b>165,600</b>	<b>51,600</b>	<b>217,200</b>	
<b>Operating Expenses</b>					
<b>County Taxes</b>		<b>3,900</b>	<b>3,000</b>		
<b>City Taxes</b>		<b>1,200</b>	<b>0</b>		
<b>Water</b>		<b>Tenants Pay</b>	<b>Tenants Pay</b>		
<b>Electric</b>		<b>Tenants Pay</b>	<b>Tenants Pay</b>		
<b>Management and Maintenance *done by one guy Mowing</b>		<b>24,000</b>			
<b>Mowing</b>			<b>1,800</b>		
<b>Maint</b>			<b>2,500</b>		
<b>Dumpster</b>			<b>2,400</b>		
<b>Insurance</b>			<b>2,796</b>		
<b>Net Operating Expenses</b>		<b>29,100</b>	<b>12,496</b>	<b>41,596</b>	
<b>Net Operating Income</b>		<b>136,500</b>	<b>39,104</b>	<b>175,604</b>	
<b>Capitalization</b>				<b>12.45%</b>	

### Rolling Hills MHP Financial Summary

<b>Rental income</b>						
<b>*14 Units including a site built home</b>	<b>Monthly</b>	<b>13,800</b>				
<b>Annualized Rental</b>		<b>165,600</b>				
<b>**Remodeling one unit with fire damage</b>			<b>1,400</b>			
			<b>16,800</b>			
<b>Operating Expenses</b>						
<b>County Taxes</b>		<b>3,900</b>				
<b>City Taxes</b>		<b>1,200</b>				
<b>Water</b>		<b>Tenants Pay</b>				
<b>Electric</b>		<b>Tenants Pay</b>				
<b>Management and Maintenance *done by one guy</b>		<b>24,000</b>				
<b>Net Operating Income</b>		<b>136,500</b>				
			<b>153,300</b>			
<b>Capitalization</b>		<b>12.88%</b>	<b>14%</b>			

### Wigley Financial Summary

<b>Rental Income</b>						
		<b>Current</b>	<b>Just adding 3 trailers and completing full remodel on 1</b>			
<b>Total Income</b>	<b>Monthly</b>	<b>4,300</b>	<b>99,600</b>			
	<b>Annulized</b>	<b>51,600</b>				
<b>Expenses</b>						
<b>Water</b>		<b>Tenents Pay</b>	<b>Tenents Pay</b>			
<b>Electric</b>		<b>Tenents Pay</b>	<b>Tenents Pay</b>			
<b>Dumpter</b>		<b>2,400</b>	<b>2,400</b>			
<b>Insurance</b>		<b>2,796</b>	<b>3,000</b>			
<b>Taxes</b>		<b>3,000</b>	<b>3,000</b>			
<b>Maintenance</b>		<b>2,500</b>	<b>2,500</b>			
<b>Manangment **owner will stay on to manage</b>			<b>9,960</b>			
<b>Mowing</b>		<b>1,800</b>	<b>1,800</b>			
<b>Total Operating Expenses</b>		<b>12,496</b>	<b>22,660</b>			
<b>Net Operating Income</b>		<b>39,104</b>	<b>76,940</b>			
		<b>11%</b>	<b>21%</b>			

### Rolling Hills Rent Roll

UNIT#				
1			1,100	
2			600	
3			850	
4			1,100	
5			1,000	
6			1,050	
7		Available lot		
8			1,000	
9		Available lot		
10			1,000	
11			850	
12			1,150	
13			1,000	
14			1,650	
15			600	
16	HOUSE		850	
17		Available lot		
<b>Total</b>			<b>13,800</b>	

### Wigley Rent Roll

	UNIT		CURRENT	UNITS COMPLETED PROJECTION		
1	50D	2/2	550	800	5 miles down the road one beds are 875(800 is Conservative)	
2	51G	3/2	750	750		Sept 23
3	64H	3/2	550	550		3+years
4	100J	2/2	700	700		3+years
5	112K	3/2	700	700		May 23
6	120L	2/2	550	550		3+years
7	1497M	Lot rent	250	300	Market lot Rent	3+years
8	F	Needs Extensive Remodel		800	New units should easily pull 900 or more	3 + years
9	67I	Lot Rent	250	300		
10	A	Lot with electric pole, water meter, and septic tank		800		
11	C	Lot with electric pole, water meter, and septic tank		800		
12	20 Wigley	Lot with electric pole, water meter, and septic tank		800		
	**Can add 10 to 15 more lots on 4.3 Acres					
	Total Wigley Rent		4,300	7,850		
	ADDING the Bruce Green Rolling Hills Park			13,800	18,100	2 PARKS