

5 ACRES MOBILE HOME PARK

PROFIT & LOSS

2024 YTD Prorated - 2025 & 2026 Pro Forma

Annual Income & Expense	2024 Prorated		2025 Proforma (not max rents)		2026 Proforma
INCOME	Monthly	Annual	Monthly	Annual	At Market Rents
MH Space - 8	\$ 4,725	\$ 56,700	\$ 5,000	\$ 60,000	\$ 67,200
RV Space - 2	\$ 1,100	\$ 13,200	\$ 1,200	\$ 14,400	\$ 15,600
Shop & Lot - 1	\$ 475	\$ 5,700	\$ 500	\$ 6,000	\$ 6,600
RV Storage – 1 (4 available)	\$ 100	\$ 1,200	\$ 100	\$ 1,200	\$ 1,200
Storage Bldg. 1 (2 available)	\$ 50	\$ 600	\$ 50	\$ 600	\$ 600
INCOME TOTALS (adjusted)	\$ 6,450	\$ 77,400	\$ 6,850	\$ 82,200	\$ 91,200
EXPENSES	2024/2025 Annual		2026 Estimated Increase		2026 Change
Misc. Fees (Bank, Dues, Etc.)	445				
Property Taxes	2,170				
Insurance (Fire & Liability)	1,840				
Landscaping	1,290		All expenses x 4%		Total \$ 622.00
Property Management	3,600				
Repairs & Maintenance	1,444				
Supplies	311				
Utilities:	4,453				
Electricity for Park	1693				
Garbage	2184				
Irrigation	576				
EXPENSE TOTALS (adjusted)	2024 Prorated	2025 Pro Forma	2026 Pro Forma		
	\$ 15,553	\$15,553	\$ 16,175		

NOI: 2024 \$61,847 5.9 CAP Rate 2025 \$66,647 6.4 CAP Rate 2026 \$75,500 7.2 CAP Rate

Updated 8-24-2024