Profit & Loss - Combined

01/01/25 to 12/31/25

Properties:

15205 Mullan Road

Frenchtown Valley View Trailer Park

Plum Storage

Account	2025	2026 Proforma	
Income - Mobile Home Park / SFH			
4002 Lease Change Fee	$ 45.00	$ 45.00	
4100 Rental Income			
4112 Pet Fees	$ 4,033.38	$ 4,033.38	
4114 Late Fees	$ 2,000.00	$ 2,000.00	
4115 Storage Fees / Collections	$ 662.94	$ 662.94	
4100 Rental Income	$ 195,933.65	$ 195,933.65	
Total 4100 Rental Income	$ 202,629.97	$ 210,735.17	**4% Increase MHP April 2026**
4500 Misc - (MH Finance Payment income satisfied 5.1.26)	$ 3,300.00	$ 1,375.00	
4065 Renter's Legal Liability Policy	$ 147.16	$ 147.16	
Subtotal Income / Residential	**$ 206,122.13**	**$ 204,197.13**	
Income - Storage			
Auction Prep	$ 683.11	$ 683.11	
Combined NSF, Setup, Holding Fee, Trip Fee, Credit	$ 1,197.75	$ 1,197.75	
Late Fee	$ 4,600.00	$ 4,600.00	
Pre Lien	$ 1,585.00	$ 1,585.00	
Rent	$ 230,454.26	$ 237,367.89	**3% Increase March 1, 2026**
Tenant Protection Income	$ 7,081.00	$ 7,081.00	
Subtotal Income / Storage	**$ 245,601.12**	**$ 252,514.75**	
Total Income Entire Facility	**$ 451,723.25**	**$ 456,711.88**	
Expense			
5000 General Expenses			
5003 Postage and Delivery	$ (12.49)	$ (12.49)	
5041 Storage	$ 356.89	$ 356.89	
Total 5000 General Expenses	$ 344.40	$ 344.40	

5011 Business Licensing Fees	$ 150.00	$ 150.00
5017 Legal Fees	$ 1,826.11	$ 1,826.11
5019 Materials/Supplies	$ 395.92	$ 395.92
5024 Garbage	$ 70.00	$ 70.00
5045 Snow Plowing/Snow Removal	$ 3,510.00	$ 3,510.00
5051 Inspection	$ 562.50	$ 562.50
5054 Water Testing	$ 2,931.25	$ 2,931.25
5100 Repairs & Maintenance		
5105 Cleaning	$ 1,510.86	$ 1,510.86
5110 Plumbing	$ 315.00	$ 315.00
5111 Labor	$ 1,295.70	$ 1,295.70
5100 Other Repairs & Maintenance	$ (804.90)	$ (804.90)
Total 5100 Repairs & Maintenance	$ 2,316.66	$ 2,316.66
5112 Lawn Maintenance	$ 3,495.00	$ 3,495.00
5200 Utilities		
5048 Septic / Sewer	$ 1,375.00	$ 1,375.00
Total 5200 Utilities	$ 1,375.00	$ 1,375.00
5202 Gas & Electric	$ 3,793.45	$ 3,793.45
6007 Landscaping	$ 900.00	$ 900.00
6011 Sprinkler System	$ 85.00	$ 85.00
6013 Software Services	$ 150.00	$ 150.00
6016 Pest Control	$ 300.00	$ 300.00
6025 Accounting & Bookkeeping Services	$ 47.41	$ 47.41
6055 Capital Improvement	$ 9,048.25	$ 9,048.25
6056 Collection Fees	$ 20.00	$ 20.00
6068 Moving Expense / Relocation Expense	$ 500.00	$ 500.00
Property Tax - 15205 Mullan Road - 2025	$ 3,019.63	$ 3,019.63
Property Tax - 15174 Mullan Road - 2025	$ 519.90	$ 519.90
Property Tax - 15302 - 15267 Mullan Road - 2025	$ 27,591.58	$ 27,591.58
Property Insurance - Farmers Union	$ 12,365.00	$ 12,365.00
Tenant Protection - Expense	$ 5,310.75	$ 5,310.75
ESS/Storable - Payment Processing	$ 7,368.03	$ 7,575.44
ESS/Storable - Software	$ 2,940.00	$ 2,940.00
ADDITIONAL 6% PROPERTY MANAGEMENT EXPENSE ESTIMATE Placeholder	$ 27,103.40	$ 27,402.71
Total Expense	**$ 118,039.24**	**$ 118,545.97**
NOI	**$ 333,684.01**	**$ 338,165.91**
CAP RATE @ $4,500,000	7.42%	7.51%