

# Annual Property Operating Data

Name	Pineglen RV		Purchase Price	9,900,000	
Location	11930 PCB Prkwy PCB, FL		Acquisition Costs		
Type of Property	RV Park		Loan Points		
Size of Property	13.82 AC	(Sq. Ft./Units)	Down Payment		
Purpose	Sale				

  

Assessed/Appraised Values	Existing	Balance	Payment	#Pmts.	Interest	Term
Land	1st			12		
Improvements	2nd					
Personal Property						
Total	Potential					
	1st					
Adjusted Basis as of:	2nd					

ALL FIGURES ARE ANNUAL		\$/SQ FT	%	COMMENTS/FOOTNOTES	
		or \$/Unit	of GOI		
1	<b>POTENTIAL RENTAL INCOME</b>				
2	Plus: Other Income (affected by vacancy)	2 Units	Extra:2nd per		This is for first 8 months of year 2025
3	Less: Vacancy & Cr. Losses	( 2% of	)		
4	<b>EFFECTIVE RENTAL INCOME</b>				
5	Plus: Other Income (not affected by vacancy)		late fees		
6	<b>GROSS OPERATING INCOME</b>		549,038		
	OPERATING EXPENSES:				
7	Real Estate Taxes		37,818		Prorated for 8 months
8	Personal Property Taxes				
9	Property Insurance				
10	Off Site Management				
11	Payroll		64,546		Payroll taken from Bankstatements
12	Expenses/Benefits				
13	Sales Tax		21,989		County and State Tax
14	Repairs and Maintenance		21,075		
	Utilities:				
15	Water & Sewer		5,763		City of Panama City Beach
16	Elec		38,381		FPL
17	Gas		184		Teco
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising		1,800		
22	Supplies				
23	Miscellaneous Contract Services:				
24	Garbage Disposal		3,192		Waste Management
25	TV/Int		8,608		Comcast/Verizon/Direct TV
26	Misc		13,348		AC Clearant LLC
27	Misc Bay County		13,576		AC Bay County Purchase
28					
29	<b>TOTAL OPERATING EXPENSES</b>		230,280		
30	<b>NET OPERATING INCOME</b>		318,758		
31	Less: Annual Debt Service				
32	Less: Funded Reserves				
33	Less: Leasing Commissions				
34	Less: Capital Additions				
35	<b>CASH FLOW BEFORE TAXES</b>				

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Prepared by: \_\_\_\_\_