

RV's 10 spaces

4 rented @ \$230 = \$920 (renters pay electric)

\$300 av market rent. With 10 rented = **\$3000**

Apartments

-Studios \$75 per night x 2 =\$150 per night for both

Reasonable 3 days per wk----- \$450 x 4 = **\$1800**

-2 bdr. \$250 per night----3 days per wk---\$750 x 4 **-\$3000**

Bar

Per weekend night; **\$400 profit x 4 =\$1600**

Event Center

If rented for 2 events per month-Weddings/quiceañeras/ family reunions/ band concerts/corporate retreats/dances

Per night fee \$1000 x 4 = **\$4000**

\$11800 Potential monthly income.

<u>Expenses (Monthly);</u>	Electric.	\$1100
	Taxes:	\$200
	Wifi:	\$70
	Trash	\$200
	Maintenance	\$200
	<u>Insurance:</u>	<u>\$350</u>
	Monthly expenses	\$2120

Potential monthly NOI

\$9680 + bar profit

Annual \$116,160

Value based upon Cap rate of 8%,

**Sale includes chairs, tables, refrigerators,
kitchen equipment, stove, fully furnished
apartments...**

Land measurements

**370' x 376 x 217 x 190 equals 75,850
(1.75 Acres) RV, casa etc...**

(3 acres raw land--