

# Cap Rate Analysis

Purchase Price: \$299,000

Income:

Lot + Water Income: \$59,400

Mobile Home Purchase Payments: \$11,400

Total Income: \$70,800

Expenses:

Mowing: \$1,800

Trash: \$4,200

Electric: \$420

Water: \$6,609

Taxes: \$1,900

Liability Insurance: \$660

Repairs & Maintenance: \$2,000

Septic Pumping: \$9,600

Total Expenses: \$27,189

Net Operating Income (NOI): \$43,611

Cap Rate: 14.59%