

Rise Above Realty LLC		Proforma			
Purchase Price		Indian Trails RV Park			
		Expenses	Site rents only	Inc. short-term RTO income	
Annual Income			\$ 120,000.00	\$ 153,000.00	
			occupancy	occupancy	
Annual Expenses (annualized based on operating at 90% occupancy)			90% 17/19 sites	90% 17/19 sites	
Property Taxes		\$ 1,906.00	\$ -	\$ -	
Insurance		\$ 4,211.94	\$ -	\$ -	
Maintenance & Repairs		\$ 2,500.00	\$ -	\$ -	
Starlink		\$ 1,440.00	\$ -	\$ -	
Trash		\$ 786.60	\$ -	\$ -	
Lawncare "Rent Abatement"			\$ -	\$ -	
Electric		\$ 18,871.20	\$ -	\$ -	
Water		\$ 6,000.00	\$ -	\$ -	
Total Expenses		\$ 35,715.74			
Net Income after Expenses			\$ 84,284.26	\$ 117,284.26	
Cap Rate			10.9%	15.1%	
Purchase Price		\$ 775,000.00			
20% Down Payment		\$ 155,000.00			
Amount Financed		\$ 620,000.00			
Net Income			\$ 84,284.26	\$ 117,284.26	
Less Debt Service	\$ 620,000.00	7.75%	20 years	\$5,089.88	mo
Net After Expenses and Debt Service				\$ 23,205.69	\$ 56,205.69
Cash on Cash Return			15.0%	36.3%	
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Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. Rise Above Realty LLC nor Jeremy Parks can warrant or guarantee the accuracy, and/or the overall performance of the property. Actual performance may vary based upon a purchasers ability to obtain financing and their method and success of operation after purchase.					