

Rise Above Realty LLC										Proforma							
Purchase Price										\$775,000				Indian Trails RV Park			
Annual Income										Expenses		Site rents only		Inc. short-term RTO 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		\$ 61,078.57		\$ 61,078.57			
Net After Expenses and Debt Service												\$ 23,205.69		\$ 56,205.69			
Cash on Cash Return												15.0%		36.3%			
Contact: Jeremy Parks										Direct: (405) 906-9089				Office: (405) 362-1660			
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.																	