

Trailing 12 Month Rent Roll

Hodgeville Living	
September '24	\$14,250.00
October '24	\$16,250.00
November '24	\$16,250.00
December '24	\$16,250.00
January '25	\$16,250.00
February '25	\$16,250.00
March '25	\$16,250.00
April '25	\$16,250.00
May '25	\$16,250.00
June '25	\$16,250.00
July '25	\$16,250.00
August '25	\$14,251.00
September '25	
Trailing 12 Annual Gross	\$191,001.00
When Rents Increase	Increase Nov

Annual Expenses

Insurance	\$6,255.00
Maintenance, Mgmt & Supplies	\$26,000.00
Property Taxes	\$2,841.48
MHP Taxes	\$3,217.00
Electric (Street Lights / Well)	\$1,140.00
Total Annualized Expenses	\$39,453.48
Annual NOI	\$151,547.52
Per Park	\$1,894,344.00
	8 CAP

Hodgeville Living

Occupied POH	12
Occupied Lot Rent Only	3
Vacant POH	1
Permitted Vacant Lots	0
Potential Vacant Lots	5
House	0
Total Units	16 / 5
Trash	Included in Taxes
Water	Well
Sewer	Septic
Electric	Direct Billed to Tenant
Acres	5.98
Utilties Available for Vac Lots	County water and sewer are along Goshen for additional lots, just need to be permitted by the County