

# Annual Property Operating Data

Name	Pineglen RV		Purchase Price	9,900,000		
Location	11930 PCB Prkwy PCB, FL		Acquisition Costs			
Type of Property	RV Park		Loan Points			
Size of Property	13.82 AC	(Sq. Ft./Units)	Down Payment			
Purpose	Sale					
Assessed/Appraised Values		Existing	Balance	Payment	#Pmts. 12	Interest
Land		1st				Term
Improvements		2nd				
Personal Property						
Total		Potential				
		1st				
Adjusted Basis as of:	\$9,900,000	2nd				

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES	
1	<b>POTENTIAL RENTAL INCOME</b>					
2	Plus: Other Income (affected by vacancy)	2 Units	Extra:2nd per			For Year of 2024
3	Less: Vacancy & Cr. Losses	( 2% of				
4	<b>EFFECTIVE RENTAL INCOME</b>					
5	Plus: Other Income (not affected by vacancy)		late fees			
6	<b>GROSS OPERATING INCOME</b>		928,720			
	OPERATING EXPENSES:					
7	Real Estate Taxes		56,724			For Tax Year 2024
8	Personal Property Taxes					
9	Property Insurance					
10	Off Site Management					
11	Payroll		85,938			Payroll taken from bankstatements
12	Expenses/Benefits					
13	Sales Tax		45,635			County and State Tax
14	Repairs and Maintenance		25,269			
	Utilities:					
15	Water & Sewer		7,275			City of Panama City Beach
16	Elec		54,789			FPL
17	Gas		274			TECO
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising		2,300			
22	Supplies					
23	Miscellaneous Contract Services:					
24	Garbage Disposal		4,788			Waste Management
25	TV/Int		11,780			Comcast/Verizon/Direct TV
26	Misc		17,084			AC Clearant LLC Ver with Seller
27	Misc Bay County		27,950			AC Bay County Purchase- Ver with Seller
28						
29	<b>TOTAL OPERATING EXPENSES</b>		339,806			
30	<b>NET OPERATING INCOME</b>		588,914			
31	Less: Annual Debt Service					
32	Less: Funded Reserves					
33	Less: Leasing Commissions					
34	Less: Capital Additions					
35	<b>CASH FLOW BEFORE TAXES</b>					

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Prepared by: \_\_\_\_\_