

Annual Property Operating Data

Name	Pineglen RV	Purchase Price	8,900,000
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	Term
Land	1st					
Improvements	2nd					
Personal Property						
Total	Potential					
	1st					
Adjusted Basis as of:	2nd					

	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME				
2 Plus: Other Income (affected by vacancy)	2 Units	Extra:2nd per		
3 Less: Vacancy & Cr. Losses	(2% of	)		
4 EFFECTIVE RENTAL INCOME				
5 Plus: Other Income (not affected by vacancy)		late fees		
6 GROSS OPERATING INCOME		758,800		
OPERATING EXPENSES:				
7 Real Estate Taxes		56,727		
8 Personal Property Taxes				
9 Property Insurance				
10 Off Site Management				
11 Payroll		98,146		Payroll taken from Bankstatements
12 Expenses/Benefits				
13 Sales Tax		34,487		County and State Tax
14 Repairs and Maintenance		23,252		
Utilities:				
15 Water & Sewer		8,841		City of Panama City Beach
16 Elec		54,389		FPL
17 Gas		226		Teco
18				
19 Accounting and Legal				
20 Licenses/Permits				
21 Advertising		4,000		
22 Supplies				
23 Miscellaneous Contract Services:				
24 Garbage Disposal		4,728		Waste Management
25 TV/Int		12,912		Comcast/Verizon/Direct TV
26 Misc		18,168		AC Clearant LLC
27 Misc Bay County		13,576		AC Bay County Purchase
28				
29 TOTAL OPERATING EXPENSES		329,452		
30 NET OPERATING INCOME		429,348		
31 Less: Annual Debt Service				
32 Less: Funded Reserves				
33 Less: Leasing Commissions				
34 Less: Capital Additions				
35 CASH FLOW BEFORE TAXES				

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Prepared by: _____