

Rise Above Realty LLC										Proforma								
Purchase Price										\$800,000				Indian Trails RV Park				
Annual Income										Expenses				Actual Income		Projected Income		
														\$ 119,400.00		\$ 130,200.00		
														occupancy		occupancy		
														90%		100%		
Annual Expenses														17/19 sites		19/19 sites		
Property Taxes										\$ 1,903.00				\$ -		\$ -		
Insurance										\$ 4,211.94				\$ -		\$ -		
Maintenance & Repairs										\$ 2,500.00				\$ -		\$ -		
Starlink										\$ 1,440.00				\$ -		\$ -		
Trash										\$ 786.60				\$ -		\$ -		
Lawn care "Rent Abatement"														\$ -		\$ -		
Electric										\$ 20,000.00				\$ -		\$ -		
Water										\$ 6,000.00				\$ -		\$ -		
Total Expenses										\$ 36,841.54								
Net Income after Expenses														\$ 82,558.46		\$ 93,358.46		
Cap Rate														10.3%		11.7%		
Purchase Price										\$ 800,000.00								
20% Down Payment										\$ 160,000.00								
Amount Financed										\$ 640,000.00								
Net Income														\$ 82,558.46		\$ 93,358.46		
Less Debt Service					\$ 640,000.00		8.00%		20 years		\$5,353.22		mo		\$ 64,238.60		\$ 64,238.60	
Net After Expenses and Debt Service														\$ 18,319.86		\$ 29,119.86		
Cash on Cash Return														11.4%		18.2%		
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.																		