

For Sale

Oak Glen RV Mobile Home Park

347203 E. OK-66 Chandler, OK 74834

Oklahoma City MSA

84 sites

Sales Price.....\$1,695,500.00

Per Site.....\$17,797

Cap Rate.....9.57%

Gross Rent Multiplier.....4.79x

Includes \$200,000 Managers Residence

[DRONE VIDEO](#)



1.0 GENERAL INFORMATION

Name: Oak Glen RV/Mobile Home Park

Address: 347203 E. OK-66 Chandler, OK 74834

Location: Oak Glen fronts on Hwy 66, just east of Chandler, OK, pop. 3,000. The city is growing towards the park and the city sewer is 1 mile away at the Walmart. Interstate 44, located 2 miles N., is the turnpike connecting Tulsa (1M pop.) to OKC (1.45M pop.) and the park is 35 and 55 to Oklahoma City and Tulsa, respectively. The city of Stroud (3,000 pop.) lies 10 miles N. Chandler is a part of the Oklahoma City MSA.

No. of Site: 84 current sites, includes 57 RV, 23 MH sites and 4 POH rentals. The seller would eliminate 2 additional POHs to construct 6-8 additional RV sites, which will increase the total number of sites to 90-92.

Land Area: 40.8 acres (low density of 2 sites/acre), land slopes from front to back. Outdoor pavilion and bathrooms. Approx. 10 additional acres are available to be developed into RV or MH.

Street Type: Gravel

Owners
Residence: The owners of the park currently live in a 3 bed/2bath 2,000 SF single family residence attached to the park office. The 800 SF office includes a laundry room with 4 washers and 4 dryers, a small gift shop, and bathroom. This residence will be conveyed to the new buyer and can be a residence for the new owner or be provided to a new manager as part of a compensation package. Approximate value of \$200,000. Built in 1982.

Age: 1982

Rents: RV: \$400-30 amp., \$430-50 amp. (most are 50 amp), MH site- \$210 increasing to \$250 on Jan 1, 2025. POH rentals are \$495.

Utilities: Municipal water-master metered, sewer provided by 5 lagoons 3 of which were built since 2018, 1 is an overflow. The park pays for all utilities except for electricity for MH's. Dumping area for RV's.

OCC: The park is and has historically maintained 95-100% occupancy.

Home Value: Managers Residence = \$200,000

2.0 2024 FINANCIAL SUMMARY

2024 FINANCIAL SUMMARY		
	9 MONTHS	ANNUALIZED
INCOME		
PARKS & OFFICE	\$241,034	\$321,378
CASH	\$16,075	\$21,433
RENT INCREASED		\$11,040
TOTAL INCOME		\$353,851
EXPENSES		
EXPENSES	\$111,304	\$148,405
LABOR	\$32,385	\$43,180
TOTAL EXPENSES		\$191,585
NOI		\$162,266
CAP		9.57%
RENT MULTPLIER		4.79

NOTES:

The park is currently managed by the owner, with \$8,548 allocated annually for office labor in the 2024 financial projections. Any additional management expenses incurred by a new owner hiring a manager will be deducted from the Net Operating Income (NOI). However, the cost of a potential new manager's compensation can be offset by providing an on-site 2,000-square-foot, 3-bedroom, 2-bathroom home as part of their benefits package.

There is significant upside potential by replacing the two older manufactured homes (MHs) with 6–8 RV sites, generating \$430 per site per month. This conversion could result in additional revenue of \$2,580–\$3,440 per month or \$30,960–\$41,280 annually, increasing the Net Operating Income (NOI) to over \$200,000. This was part of the owner's original plans.

\$210 to \$250 effective 1/1/2025 on the 23 TOH

Additionally, there is expansion land available for further development. A \$8,604 capital expenditure (CapEx) deduction has already been accounted for in the annualized expenses.

3.0 SALES INFORMATION

SALES INFORMATION	
SALE PRICE	\$1,695,000
COST OF RESIDENCE	\$200,000
COST OF PARK	\$1,495,000
COST PER SITE	\$17,797
GROSS RENT MULTIPLIER	4.79X
CAP RATE	9.57%

NOTES:

Cap rate is calculated before adjusting the manager

OAK GLEN - 2024 SUMMARY OF INCOME EXPENSES

	January	February	March	April	May	June	July	August	September	October	November	December	Prior 12 Months
PARK INCOME													
Monthly RVs	\$ 16,560.00	\$ 18,270.00	\$ 15,245.00	\$ 19,470.00	\$ 18,475.00	\$ 16,270.00	\$ 18,985.00	\$ 22,114.00	\$ 14,415.00	\$ -	\$ -	\$ -	\$ 159,804.00
Overnight & Weekly RVs	\$ 1,951.90	\$ 858.30	\$ 2,992.00	\$ 4,334.60	\$ 4,838.30	\$ 4,541.40	\$ 2,980.80	\$ 4,990.70	\$ 3,698.30	\$ -	\$ -	\$ -	\$ 31,186.30
Mobile Home Lot Rent	\$ 3,542.57	\$ 3,215.14	\$ 4,062.57	\$ 4,360.00	\$ 4,360.00	\$ 3,222.57	\$ 5,082.57	\$ 3,945.14	\$ 3,640.00	\$ -	\$ -	\$ -	\$ 33,753.13
Rental Trailers	\$ 970.00	\$ 1,940.00	\$ 1,920.00	\$ 1,445.00	\$ 1,920.00	\$ 1,445.00	\$ 970.00	\$ 1,445.00	\$ 1,445.00	\$ -	\$ -	\$ -	\$ 13,500.00
TOTAL PARK INCOME	\$ 23,024.47	\$ 24,283.44	\$ 24,219.57	\$ 27,932.17	\$ 29,593.30	\$ 25,478.97	\$ 28,018.37	\$ 32,494.84	\$ 23,198.30	\$ -	\$ -	\$ -	\$ 238,243.43
OFFICE INCOME													
Office Product Sales	\$ 150.63	\$ 111.95	\$ 166.27	\$ 172.21	\$ 117.60	\$ 110.14	\$ 164.68	\$ 99.91	\$ 47.61	\$ -	\$ -	\$ -	\$ 1,141.00
Office Misc. Income	\$ 175.00	\$ 200.00	\$ 150.00	\$ 75.00	\$ 150.00	\$ 75.00	\$ 750.00	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ 1,650.00
TOTAL OFFICE INCOME	\$ 325.63	\$ 311.95	\$ 316.27	\$ 247.21	\$ 267.60	\$ 185.14	\$ 914.68	\$ 174.91	\$ 47.61	\$ -	\$ -	\$ -	\$ 2,791.00
TOTAL PARK & OFFICE INCOME													
TOTAL PARK & OFFICE INCOME	\$ 23,350.10	\$ 24,595.39	\$ 24,535.84	\$ 28,179.38	\$ 29,860.90	\$ 25,664.11	\$ 28,933.05	\$ 32,669.75	\$ 23,245.91	\$ -	\$ -	\$ -	\$ 241,034.43
EXPENSES													
Electric	\$ 4,717.39	\$ 5,266.15	\$ 4,114.54	\$ 3,291.14	\$ 2,763.44	\$ 4,511.65	\$ 6,421.56	\$ 7,470.02	\$ 7,127.99	\$ -	\$ -	\$ -	\$ 45,683.88
Water	\$ 585.44	\$ 1,008.19	\$ 675.69	\$ 476.19	\$ 487.02	\$ 537.94	\$ 618.69	\$ 668.14	\$ 613.80	\$ -	\$ -	\$ -	\$ 5,671.10
Dumpster	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ -	\$ -	\$ -	\$ 5,652.00
Cell Phones	\$ 362.95	\$ 358.84	\$ 358.84	\$ 358.67	\$ 358.67	\$ 358.67	\$ 358.74	\$ 356.79	\$ 356.79	\$ -	\$ -	\$ -	\$ 3,228.96
Internet	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 252.00	\$ 304.67	\$ 304.67	\$ 304.67	\$ -	\$ -	\$ -	\$ 2,689.36
RV Site Repairs	\$ 13.11	\$ 168.01	\$ 35.11	\$ -	\$ 235.54	\$ 287.81	\$ -	\$ 483.23	\$ 19.69	\$ -	\$ -	\$ -	\$ 1,242.50
Mobile Home Repairs/Remodel	\$ 467.64	\$ 118.45	\$ -	\$ 305.04	\$ 439.75	\$ -	\$ 128.16	\$ 1,009.89	\$ 4.83	\$ -	\$ -	\$ -	\$ 2,473.76
Bath House Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318.83
Bath House Supplies	\$ 51.14	\$ 107.22	\$ 88.16	\$ 62.00	\$ 72.22	\$ 152.21	\$ 69.24	\$ 451.07	\$ 249.16	\$ -	\$ -	\$ -	\$ 1,302.42
Office Supplies	\$ 12.30	\$ 81.86	\$ 36.99	\$ 36.99	\$ 8.72	\$ 253.04	\$ 357.21	\$ 254.49	\$ 215.71	\$ -	\$ -	\$ -	\$ 1,257.31
Office Products Inventory	\$ 187.44	\$ 121.00	\$ 113.76	\$ 68.94	\$ -	\$ 117.70	\$ 7.98	\$ -	\$ 90.36	\$ -	\$ -	\$ -	\$ 707.18
Equipment Parts/Repairs	\$ 123.17	\$ -	\$ 920.80	\$ 113.00	\$ 98.17	\$ 1,065.63	\$ 480.21	\$ -	\$ 2,266.29	\$ -	\$ -	\$ -	\$ 5,067.27
Equipment Rental & Fuel	\$ -	\$ -	\$ -	\$ 10.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.25
Shop Supplies	\$ 153.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153.58
Equipment Gas	\$ -	\$ 174.10	\$ 78.00	\$ 156.00	\$ 138.00	\$ 180.00	\$ 195.00	\$ 127.00	\$ 112.00	\$ -	\$ -	\$ -	\$ 1,160.10
Off Road Diesel	\$ -	\$ -	\$ 152.50	\$ -	\$ -	\$ 145.00	\$ -	\$ -	\$ 139.00	\$ -	\$ -	\$ -	\$ 436.50
Propane	\$ 717.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717.97
Insurance	\$ 757.07	\$ 557.74	\$ 557.74	\$ 757.06	\$ 557.74	\$ -	\$ 2,543.43	\$ 604.57	\$ 604.57	\$ -	\$ -	\$ -	\$ 6,939.92
Advertising	\$ -	\$ -	\$ -	\$ 150.00	\$ 2,740.00	\$ -	\$ 299.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,189.00
Taxes	\$ 14.00	\$ -	\$ -	\$ 17,273.73	\$ 574.08	\$ -	\$ 485.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,347.38
Pikepass Tolls	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 80.00	\$ -	\$ -	\$ 80.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 380.00
Legal Fees	\$ 25.00	\$ -	\$ 125.00	\$ 25.00	\$ -	\$ 25.00	\$ 51.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251.00
DEQ Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242.00
Capital Improvements	\$ 4,174.95	\$ 1,846.63	\$ 2,583.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,604.77
Miscellaneous	\$ -	\$ 40.70	\$ 229.72	\$ 98.98	\$ 76.65	\$ -	\$ 237.89	\$ 2,497.29	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 4,181.23
TOTAL EXPENSES	\$ 13,355.82	\$ 10,781.56	\$ 11,062.71	\$ 24,115.66	\$ 9,562.67	\$ 8,756.65	\$ 13,505.18	\$ 14,935.16	\$ 13,832.86	\$ -	\$ -	\$ -	\$ 119,908.27
LABOR													
Office Labor	\$ 665.00	\$ 787.75	\$ 837.13	\$ 787.75	\$ 1,069.25	\$ 703.25	\$ 297.50	\$ 693.75	\$ 570.00	\$ -	\$ -	\$ -	\$ 6,411.38
Maintenance Labor	\$ 3,113.15	\$ 2,835.09	\$ 2,491.92	\$ 2,379.94	\$ 3,192.84	\$ 2,930.41	\$ 2,678.66	\$ 3,701.55	\$ 2,650.93	\$ -	\$ -	\$ -	\$ 25,974.49
TOTAL LABOR	\$ 3,778.15	\$ 3,622.84	\$ 3,329.05	\$ 3,167.69	\$ 4,262.09	\$ 3,633.66	\$ 2,976.16	\$ 4,395.30	\$ 3,220.93	\$ -	\$ -	\$ -	\$ 32,385.87
TOTAL LABOR & EXPENSES													
TOTAL LABOR & EXPENSES	\$ 17,133.97	\$ 14,404.40	\$ 14,391.76	\$ 27,283.35	\$ 13,824.76	\$ 12,390.31	\$ 16,481.34	\$ 19,330.46	\$ 17,053.79	\$ -	\$ -	\$ -	\$ 152,294.14
TOTAL PROFIT													
TOTAL PROFIT	\$ 6,216.13	\$ 10,190.99	\$ 10,144.08	\$ 896.03	\$ 16,036.14	\$ 13,273.80	\$ 12,451.71	\$ 13,339.29	\$ 6,192.12	\$ -	\$ -	\$ -	\$ 88,740.29
CASH INCOME													
Cash Payments	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 920.00	\$ 920.00	\$ -	\$ -	\$ -	\$ 8,980.00
Contracted Homes - Lot Rent	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ 210.00	\$ -	\$ -	\$ -	\$ 1,890.00
Contracted Homes - House Pmt	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ -	\$ -	\$ -	\$ 1,980.00
Laundrymat Income	\$ 346.25	\$ 293.25	\$ 395.50	\$ 407.50	\$ 312.75	\$ 330.25	\$ 418.75	\$ 333.00	\$ 388.50	\$ -	\$ -	\$ -	\$ 3,225.75
TOTAL CASH INCOME	\$ 1,796.25	\$ 1,743.25	\$ 1,845.50	\$ 1,857.50	\$ 1,762.75	\$ 1,780.25	\$ 1,868.75	\$ 1,683.00	\$ 1,738.50	\$ -	\$ -	\$ -	\$ 16,075.75
TOTAL PROFIT + CASH													
TOTAL PROFIT + CASH	\$ 8,012.38	\$ 11,934.24	\$ 11,989.58	\$ 2,753.53	\$ 17,798.89	\$ 15,054.05	\$ 14,320.46	\$ 15,022.29	\$ 7,930.62	\$ -	\$ -	\$ -	\$ 104,816.04

OAK GLEN - 2023 SUMMARY OF INCOME EXPENSES

	January	February	March	April	May	June	July	August	September	October	November	December	Prior 12 Months
PARK INCOME													
Monthly RVs	\$ 13,945.00	\$ 15,710.00	\$ 14,545.00	\$ 15,355.00	\$ 15,520.00	\$ 16,165.00	\$ 14,845.00	\$ 17,180.00	\$ 14,025.00	\$ 16,060.00	\$ 16,785.00	\$ 16,995.00	\$ 187,130.00
Overnight & Weekly RVs	\$ 2,156.90	\$ 804.60	\$ 2,240.00	\$ 3,833.40	\$ 5,268.00	\$ 5,605.70	\$ 3,971.10	\$ 2,734.40	\$ 4,444.40	\$ 4,521.60	\$ 2,333.90	\$ 2,531.80	\$ 40,445.80
Mobile Home Lot Rent	\$ 3,242.57	\$ 3,872.57	\$ 3,030.83	\$ 3,660.83	\$ 3,032.57	\$ 3,402.57	\$ 4,662.57	\$ 2,982.57	\$ 5,242.57	\$ 1,982.57	\$ 2,612.57	\$ 3,452.57	\$ 41,177.36
Rental Trailers	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,940.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 1,445.00	\$ 970.00	\$ 1,425.00	\$ 19,320.00
TOTAL PARK INCOME	\$ 21,284.47	\$ 22,327.17	\$ 21,755.83	\$ 24,789.23	\$ 25,760.57	\$ 26,618.27	\$ 24,923.67	\$ 24,341.97	\$ 25,156.97	\$ 24,009.17	\$ 22,701.47	\$ 24,404.37	\$ 288,073.16
OFFICE INCOME													
Office Product Sales	\$ 108.29	\$ 125.39	\$ 121.63	\$ 111.14	\$ 131.65	\$ 70.72	\$ 118.74	\$ 165.24	\$ 84.03	\$ 93.80	\$ 138.03	\$ 141.26	\$ 1,409.92
Office Misc. Income	\$ 50.00	\$ 50.00	\$ 175.00	\$ 95.00	\$ 120.00	\$ 839.87	\$ 75.00	\$ 150.00	\$ 100.00	\$ 137.00	\$ 675.00	\$ 77.24	\$ 2,544.11
TOTAL OFFICE INCOME	\$ 158.29	\$ 175.39	\$ 296.63	\$ 206.14	\$ 251.65	\$ 910.59	\$ 193.74	\$ 315.24	\$ 184.03	\$ 230.80	\$ 813.03	\$ 218.50	\$ 3,954.03
TOTAL PARK & OFFICE INCOME	\$ 21,442.76	\$ 22,502.56	\$ 22,052.46	\$ 24,995.37	\$ 26,012.22	\$ 27,528.86	\$ 25,117.41	\$ 24,657.21	\$ 25,341.00	\$ 24,239.97	\$ 23,514.50	\$ 24,622.87	\$ 292,027.19
EXPENSES													
Electric	\$ 5,413.67	\$ 5,079.32	\$ 4,404.51	\$ 4,950.44	\$ 3,684.99	\$ 4,772.76	\$ 6,238.67	\$ 7,560.90	\$ 7,158.19	\$ 4,180.16	\$ 3,143.99	\$ 3,824.34	\$ 60,411.94
Water	\$ 745.69	\$ 986.59	\$ 868.33	\$ 14.23	\$ 1,122.37	\$ 671.23	\$ 588.01	\$ 523.69	\$ 561.69	\$ 661.44	\$ 650.00	\$ 715.63	\$ 8,108.90
Dumpster	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 1,256.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 628.00	\$ 7,536.00
Cell Phones	\$ 341.25	\$ 341.60	\$ 352.87	\$ 352.36	\$ 352.96	\$ 352.96	\$ 352.97	\$ 493.21	\$ 360.60	\$ 361.40	\$ 362.85	\$ 364.60	\$ 4,389.63
Internet	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 304.67	\$ 3,656.04
RV Site Repairs	\$ -	\$ -	\$ -	\$ 12.65	\$ 732.32	\$ 254.28	\$ 95.24	\$ 221.57	\$ 11.97	\$ 102.75	\$ -	\$ 8.21	\$ 1,438.99
Mobile Home Repairs/Remodel	\$ 693.06	\$ 73.88	\$ 1,302.89	\$ 1,635.31	\$ -	\$ 430.94	\$ 61.30	\$ 126.31	\$ 325.00	\$ 275.00	\$ 467.59	\$ 38.84	\$ 5,430.12
Bath House Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.52	\$ -	\$ 84.53	\$ -	\$ -	\$ -	\$ 130.05
Bath House Supplies	\$ -	\$ 118.36	\$ 61.25	\$ 181.89	\$ 215.25	\$ 43.29	\$ 106.25	\$ 21.68	\$ -	\$ 108.62	\$ 185.40	\$ 54.09	\$ 1,096.08
Office Supplies	\$ -	\$ -	\$ 1,915.15	\$ -	\$ 268.01	\$ 96.36	\$ 163.33	\$ 824.69	\$ -	\$ 808.11	\$ 344.90	\$ 235.05	\$ 4,655.60
Office Products Inventory	\$ 40.42	\$ 28.78	\$ 130.74	\$ 69.22	\$ 66.72	\$ 65.04	\$ 62.97	\$ 62.97	\$ 69.50	\$ 102.63	\$ -	\$ 48.24	\$ 684.26
Equipment Parts/Repairs	\$ 59.69	\$ 63.73	\$ 641.77	\$ 520.00	\$ 1,031.27	\$ 505.33	\$ 627.18	\$ 1,023.74	\$ 897.27	\$ 500.94	\$ -	\$ 20.00	\$ 5,890.92
Equipment Rental & Fuel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shop Supplies	\$ -	\$ 365.10	\$ -	\$ 21.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 958.01	\$ 135.78	\$ 1,480.77
Equipment Gas	\$ 99.00	\$ 109.00	\$ 135.00	\$ 36.00	\$ -	\$ 80.35	\$ 204.01	\$ 270.00	\$ 307.00	\$ -	\$ 146.00	\$ -	\$ 1,386.36
Off Road Diesel	\$ -	\$ -	\$ 167.00	\$ -	\$ 160.00	\$ -	\$ 155.00	\$ -	\$ -	\$ -	\$ -	\$ 125.00	\$ 607.00
House/Office Propane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
House/Office Insurance	\$ 269.61	\$ 296.61	\$ 296.61	\$ -	\$ -	\$ -	\$ 706.04	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 2,963.22
Liability Insurance	\$ 269.61	\$ 296.61	\$ 296.61	\$ -	\$ -	\$ -	\$ 706.04	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 278.87	\$ 2,963.22
Advertising	\$ 199.00	\$ -	\$ -	\$ 150.00	\$ 2,785.00	\$ 194.00	\$ -	\$ -	\$ -	\$ -	\$ 838.64	\$ -	\$ 4,166.64
Workers Comp Insurance	\$ 133.33	\$ -	\$ -	\$ 133.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199.35	\$ -	\$ 466.01
U.S. Treasury (taxes)	\$ -	\$ -	\$ -	\$ 923.50	\$ -	\$ -	\$ 450.73	\$ -	\$ -	\$ 476.23	\$ -	\$ 1,255.00	\$ 3,105.46
Vehicle Tags	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pikepass Tolls	\$ -	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 60.00	\$ -	\$ 300.00
Legal Fees	\$ 375.00	\$ -	\$ 1,974.39	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ 25.00	\$ 26.00	\$ -	\$ 2,425.39
Vehicle Repairs/Parts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Classes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00
DEQ License Renewal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.00
DEQ Lagoon Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670.30	\$ -	\$ 670.30
Capital Improvements	\$ -	\$ -	\$ 302.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.80	\$ 544.62
Miscellaneous	\$ -	\$ -	\$ 223.41	\$ 594.50	\$ 775.00	\$ 460.47	\$ 55.00	\$ 104.44	\$ 102.25	\$ 234.26	\$ -	\$ -	\$ 2,549.33
TOTAL EXPENSES	\$ 9,572.00	\$ 8,692.25	\$ 14,066.02	\$ 9,830.76	\$ 12,189.06	\$ 9,103.36	\$ 12,266.00	\$ 12,723.61	\$ 11,428.41	\$ 9,326.95	\$ 9,543.44	\$ 8,556.99	\$ 127,298.85
LABOR													
Office Labor	\$ 600.51	\$ 561.88	\$ 871.25	\$ 784.50	\$ 763.00	\$ 933.13	\$ 782.75	\$ 796.00	\$ 941.38	\$ 746.50	\$ 781.00	\$ 1,064.00	\$ 9,625.90
Maintenance Labor	\$ 2,593.88	\$ 2,312.94	\$ 2,908.02	\$ 2,575.68	\$ 2,524.65	\$ 3,277.80	\$ 2,482.36	\$ 2,774.34	\$ 3,457.19	\$ 2,808.40	\$ 2,632.40	\$ 3,491.28	\$ 33,838.94
TOTAL LABOR	\$ 3,194.39	\$ 2,874.82	\$ 3,779.27	\$ 3,360.18	\$ 3,287.65	\$ 4,210.93	\$ 3,265.11	\$ 3,570.34	\$ 4,398.57	\$ 3,554.90	\$ 3,413.40	\$ 4,555.28	\$ 43,464.84
TOTAL LABOR & EXPENSES	\$ 12,766.39	\$ 11,567.07	\$ 17,845.29	\$ 13,190.94	\$ 15,476.71	\$ 13,314.29	\$ 15,531.11	\$ 16,293.95	\$ 15,826.98	\$ 12,881.85	\$ 12,956.84	\$ 13,112.27	\$ 170,763.69
TOTAL PROFIT	\$ 8,676.37	\$ 10,935.49	\$ 4,207.17	\$ 11,804.43	\$ 10,535.51	\$ 14,214.57	\$ 9,586.30	\$ 8,363.26	\$ 9,514.02	\$ 11,358.12	\$ 10,557.66	\$ 11,510.60	\$ 121,263.50

OAK GLEN - 2023 SUMMARY OF INCOME EXPENSES

CASH INCOME													
Cash Payments	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 1,020.00	\$ 12,240.00
Contracted Homes - Lot Rent	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 3,150.00
Contracted Homes - House Pmt	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 428.26	\$ 3,264.78
Laundrymat Income	\$ 378.50	\$ 345.00	\$ 328.25	\$ 393.00	\$ 418.50	\$ 293.75	\$ 364.75	\$ 464.25	\$ 345.50	\$ 537.75	\$ 439.50	\$ 395.25	\$ 4,704.00
TOTAL CASH INCOME	\$ 2,246.76	\$ 2,213.26	\$ 2,196.51	\$ 1,843.00	\$ 1,868.50	\$ 1,743.75	\$ 1,814.75	\$ 1,914.25	\$ 1,795.50	\$ 1,987.75	\$ 1,889.50	\$ 1,845.25	\$ 23,358.78
TOTAL PROFIT + CASH	\$ 10,923.13	\$ 13,148.75	\$ 6,403.68	\$ 13,647.43	\$ 12,404.01	\$ 15,958.32	\$ 11,401.05	\$ 10,277.51	\$ 11,309.52	\$ 13,345.87	\$ 12,447.16	\$ 13,355.85	\$ 144,622.28

INTEREST													
Mortgage Interest	\$ 1,394.84	\$ 1,374.69	\$ 1,263.56	\$ 932.54	\$ 614.07	\$ 1,303.80	\$ 1,282.15	\$ 1,260.36	\$ 1,238.42	\$ 1,216.34	\$ 1,194.11	\$ 1,173.73	\$ 14,248.61
Non-Mortgage Interest	\$ 106.24	\$ 108.62	\$ 98.05	\$ 107.27	\$ 101.36	\$ 30.62	\$ 118.07	\$ 121.22	\$ 116.76	\$ 109.17	\$ 108.04	\$ 100.61	\$ 1,226.03
TOTAL INTEREST	\$ 1,501.08	\$ 1,483.31	\$ 1,361.61	\$ 1,039.81	\$ 715.43	\$ 1,334.42	\$ 1,400.22	\$ 1,381.58	\$ 1,355.18	\$ 1,325.51	\$ 1,302.15	\$ 1,274.34	\$ 14,200.30

Figure 2: Oak Glen Aerial Map





Photo 1: Downtown Chandler



Photo 2: Aerial Photo of The Park Looking West



Photo 3: Aerial of The Office/Managers Residence



Photo 4: Front Office



Photo 5: Inside Managers Residence



Photo 6: Pavilion



Photo 7: Restrooms