

Sawyer Rapids RV Park

2024 Operating Statement (Revised) – January–December 2024

Income Source

RV Sites (monthly & nightly)	\$137,237
Park-Owned Rental Units	\$4,464
Cabin / Short-Term Rental Income	\$13,152
Campsites	\$1,217
Fishing Access Fees & Annual Passes	\$8,958
Laundry	\$6,394
Vending / Commissary	\$3,200
Storage & Reserved Parking	\$87
Total Gross Operating Income	\$174,709

Expense Category

Property Taxes	\$8,539
Insurance	\$8,858
Utilities	\$26,459
Repairs & Maintenance	\$11,055
Contractors & Cleaning	\$24,157
Professional Fees	\$4,281
Merchant / Bank Fees	\$4,192
Advertising, Office, Licenses & Misc.	\$746
Total Operating Expenses	\$88,287

Metric

Net Operating Income (NOI)	\$86,422
Asking Price	\$1,550,000
Implied Trailing Cap Rate (2024)	~5.6%

Note: Repairs & Maintenance expense revised downward due to reallocation of certain items to Capital Improvements (non-operating).