

Pinewood Trails RV Park
Current Profit/Loss

Monthly Income

Rental Income - 70 Hook-ups	35,000.00
Rental Income -10 owned RV units	6,850.00
Owner Financed RV 5 Units	3,649.00
Coin Operated Laundry Facility	500.00

Total Monthly Income 45,999.00

Monthly Expenses

Septic	100.00
Well	200.00
Dumpster	400.00
Liability Insurance	309.00
Property Taxes	1,500.00

Total Monthly Expenses 2,509.00

Monthly Net Profit 43,490.00

Annualized Net Profit \$521,880.00

Existing Current Monthly Income Opportunities

Vacant Rental Hookups - 30 @ \$500 monthly available now	\$15,000.00
Single Family Rental on site	\$5,000.00

Total Existing Monthly Income Opportunitites 20,000.00

Annual Existing Monthly Income Opportunitites \$240,000.00

Potential Current Annual Net Profit \$761,880.00

based on 100 existing hookups available now

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Future Expansion Income Opportunities

58 Rental Hookups @ \$500 monthly (refer to plat marked in red) \$29,000.00

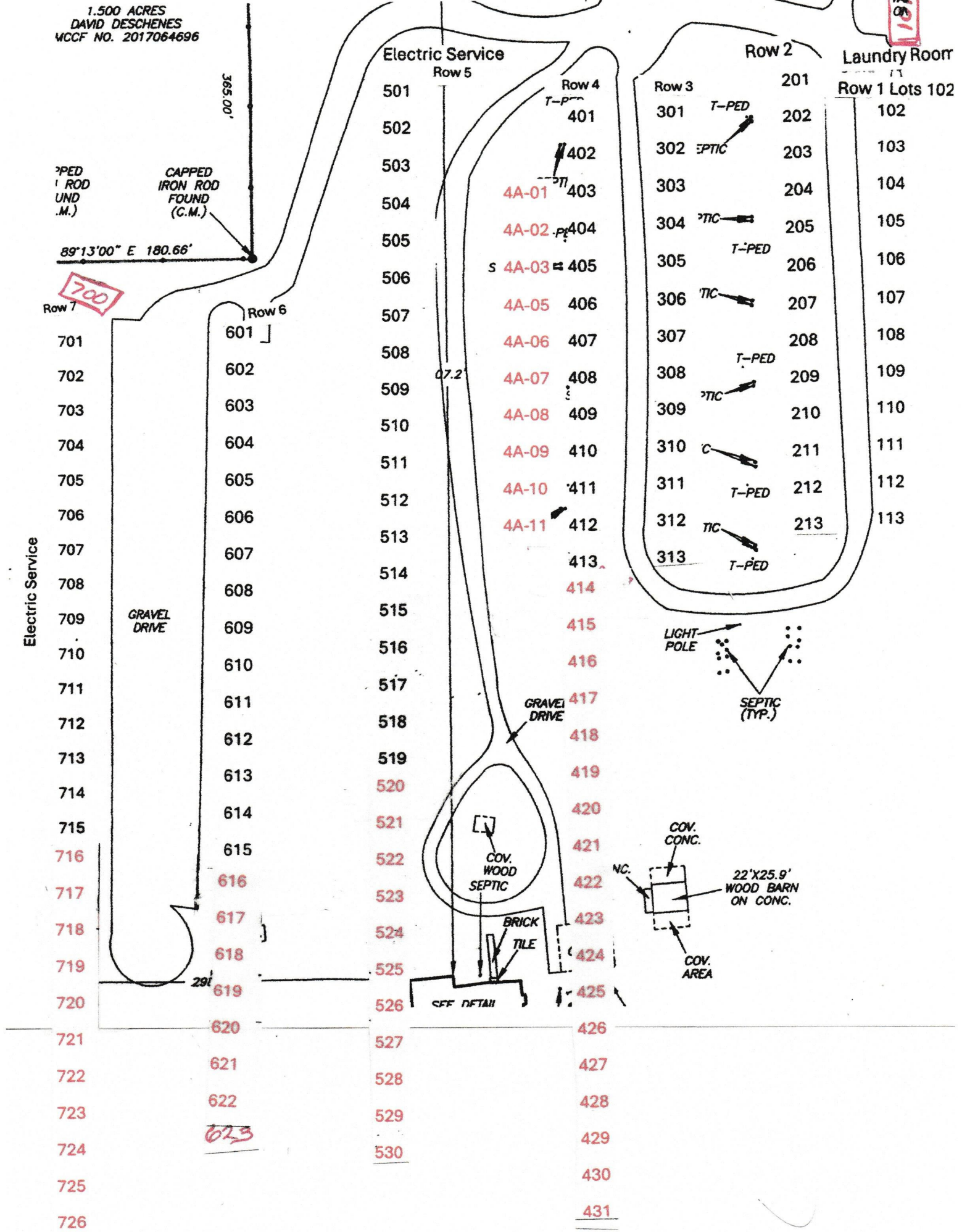
Future Expansion Annual Income

\$348,000.00

Potential Annual Net Profit

with full occupancy and expansion to 158 hookups

\$1,109,880.00



58 Future expansion sites listed in red