

Sawyer Rapids RV Park

2025 Operating Income (In-Place)

Income Source	Amount
RV Sites (monthly & nightly)	\$157,430
Park-Owned Rental Units (incl. manager unit imputed)	\$17,128
Airbnb Cabins	\$3,359
Campsites	\$2,499
Fishing Access Fees & Annual Passes	\$9,802
Laundry	\$3,538
Vending / Commissary	\$3,358
Storage & Reserved Parking	\$3,301
Electric Utility Pass-Through	\$14,875
Total Gross Operating Income	\$215,290

2025 Operating Expenses

Expense Category	Amount
Property Taxes	\$5,306
Insurance	\$9,307
Utilities (Electric, Trash, Phone, Internet)	\$26,613
Repairs & Maintenance	\$26,510
Contractors & Cleaning	\$11,291
Park Management (Housing Offset)	\$12,000
Professional Fees	\$3,984
Merchant / Bank Fees	\$5,143
Advertising, Office, Licenses & Misc.	\$4,472
Total Operating Expenses	\$104,626

Metric	Amount
Net Operating Income (NOI)	\$110,664
Asking Price	\$1,550,000
Implied In-Place Cap Rate	~7.1%