

FINANCIAL STATEMENT · FULL YEAR 2025

2025 Operating Statement

REVISED FOLLOWING T-12 RECONCILIATION

GROSS OPERATING INCOME

\$232,406

Full Year 2025

NET OPERATING INCOME

\$143,441

As Reported

IMPLIED CAP RATE

~9.25%

At \$1,550,000 Asking

Full-year 2025 performance for Sawyer Rapids RV Park, revised following T-12 reconciliation. Every figure below ties directly to the 2025 column of the Financial Performance table on page 10 of the Offering Memorandum.

Operating Income

INCOME CATEGORY	AMOUNT
RV Sites (Monthly & Nightly)	\$157,430
Park-Owned Rental Units (Manufactured Homes)	\$29,900
Airbnb Cabins	\$7,703
Campsites (Seasonal)	\$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	\$232,406

Operating Expenses

EXPENSE CATEGORY	AMOUNT
Property Taxes	\$5,306
Insurance	\$9,307
Utilities	\$26,613
Repairs, Maintenance & Landscaping	\$11,948
Contractors & Cleaning	\$10,192
Park Management — Housing Offset ⁽¹⁾	\$12,000
Legal & Professional Fees	\$3,984
Merchant / Bank Fees	\$5,143
Advertising, Office, Licenses & Misc.	\$4,472
Total Operating Expenses	\$88,965
Net Operating Income (NOI)	\$143,441

(1) *Park Management — Housing Offset (non-cash wash entry)*: The on-site manager (co-owner) occupies MH-1 in lieu of cash compensation. \$1,000/month is recorded as both rent income and expense; these offset to zero at the NOI line. See normalized view, page 2.

FINANCIAL STATEMENT · NOTES & NORMALIZATION

Normalized NOI & Reconciliation

UNDERLYING ECONOMICS · CATEGORY ADJUSTMENTS · T-12 TIE-OUT

The table below presents 2025 NOI with the **\$12,000 manager-housing wash entry** removed from both income and expense — representing underlying cash-equivalent economics. NOI is unchanged; only gross income and expense ratios shift.

Normalized NOI View — 2025

METRIC	AMOUNT
Total Gross Operating Income (as reported)	\$232,406
Less: Manager housing wash (MH-1 "rent")	(\$12,000)
Normalized Gross Income	\$220,406
Total Operating Expenses (as reported)	\$88,965
Less: Manager housing wash (expense offset)	(\$12,000)
Normalized Operating Expenses	\$76,965
Normalized Net Operating Income	\$143,441
Normalized Expense Ratio	34.9%
Normalized Gross Income Multiplier	7.0×

Reconciliation Notes

- T-12 reconciliation.** Income and expense figures were revised following preparation of the most recent trailing-12-month operating statement. The reconciliation identified that prior estimates for *Park-Owned Rental Units* and *Airbnb Cabins* were understated and have been adjusted to reflect actual performance documented in the T-12.
- Repairs & Maintenance.** Revised downward following reallocation of certain items previously recorded as operating expenses that more accurately constitute capital improvements or non-operating expenditures. Renamed *Repairs, Maintenance & Landscaping* for category consistency with the OM.
- Category label alignment.** *Professional Fees* is presented as *Legal & Professional Fees* to match the OM category taxonomy. Dollar figures are unchanged.
- Manager compensation structure.** Contractor expenses historically included on-site park management compensation of approximately \$1,000 per month, in addition to the housing offset provided through MH-1. Under new ownership, buyers hiring third-party management should underwrite both line items at market rate.
- Electric utility pass-through.** Resident electric billing was implemented in 2025; 2025 collections of \$14,875 reflect the first full year of pass-through revenue. 2025 billed total was \$17,526 across 194 charges — the ~\$2,650 collection gap represents a recovery opportunity flagged in the OM.

TIE-OUT TO OFFERING MEMORANDUM

Every line item above reconciles to the "2025" column of the Financial Performance table on page 10 of the Offering Memorandum. Gross income, total operating expenses, and NOI match to the dollar. Implied in-place cap rate of ~9.25% at the \$1,550,000 asking price is also consistent with the OM.

Disclaimer. Prepared by ownership; figures not independently audited. Prospective purchasers should verify through tax returns, bank statements, and utility bills.