

Harbor Hills Mobile Home Park – Income & Expense Summary

Current Income (In-Place)

Income Source	Monthly	Annual
Base Space Rent	\$9,718	\$116,616
Storage / Parking	\$315	\$3,780
Total Gross Income	\$10,033	\$120,396

Operating Expenses

Expense	Monthly	Annual
Electric	\$430	\$5,160
Water	\$430	\$5,160
Trash	\$725.33	\$8,703.96
Property Taxes	\$333	\$3,996
MHO Dues	\$37.58	\$451
Commercial Insurance	\$300.49	\$3,605.85
Home Insurance	\$105.84	\$1,270.02
Maintenance / Reserves	\$300	\$3,600
Total Operating Expenses	\$2,662.24	\$31,947.83

Net Operating Income (NOI)

	Monthly	Annual
Net Operating Income	\$7,370.68	\$88,448.17

Figures reflect current rents including updated space rent, and conservative operating expense estimates. Loan payments are not included. Buyers to verify all figures during due diligence.