

5 ACRES MOBILE HOME PARK

2026 Pro Forma P&L with 5 additional spaces

INCOME	MARKET RATE			ESTIMATED TOTALS	
Rental Type	Averaged	Monthly	Annual	Vacancy (3 yr. Avg)	Total
12 MH Spaces	\$ 700	\$ 8,400	\$ 100,800	0	\$ 100,800
3 RV Spaces	\$ 625	\$ 1,875	\$ 22,500	5% <\$1,125>	\$ 21,375
1 Shop & Lot	\$ 525	\$ 525	\$ 6,300	0	\$ 6,300
2 RV/Boat Storage	\$ 50	\$ 100	\$ 1,200	5% <-60>	\$ 1,140
1 Storage Shed	\$ 50	\$ 50	\$ 600	10% <-60>	\$ 540
INCOME TOTALS		\$ 10,950	\$ 131,400	\$ <-1,200>	\$ 130,155

EXPENSES	ESTIMATED ANNUAL	NOTE
Insurance (Fire & Liability)	2140	Tenant PM on-site
Taxes	2700	
Landscaping	1690	
Property Management	3600	
Repairs & Maintenance	2204	
Supplies	1098	
Utilities:		
Electricity for Park 1993	6160	
Garbage 3517		
Irrigation 650		

Expense Totals:	\$ 19,592	Net Operating Income:	\$ 110,563
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NOI: \$ 110,563

CAP RATE: 8.9 @ \$1,249,000*

Property Valuation at 6.5 CAP RATE = \$1,700,000

*(with estimated \$200,000 development costs)

Updated 8-24-2024