

The Camden Ranch 2025

<i>Sales</i>	Monthly Rent	Net Operating Income
	Actual	\$234,815.00
Trees, 750 @ \$95 per tree**	\$71,250.00	
Christmas Store***	\$32,000.00	
Weddings, 30* @ \$7,500 per wedding	\$225,000.00	Price
Income from Long Term Tree Harvesting/Management	\$12,000.00	\$2,495,000
Non Refundable Cleaning Deposits (\$375 per wedding)	\$11,250.00	
*30 Currently booked with signed contracts as of 2/10/2025		Cap Rate *
**642 trees sold at \$95/each in 2024		9.411%
***Christmas Store sales were \$21,700 in 2024		-

Total Sales Income	\$351,500.00
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Expenses	Yearly Amount
Property Taxes	\$6,700.00
Utilities (Electricity, Propane, Excess Garbage Disposal, Firewood)	\$12,150.00
Internet, Telephone, & Verizon Cell Service	\$7,260.00
Office, wedding, & tree supplies	\$3,000.00
Labor & industies, Work Comp, & Sales Tax	\$10,000.00
Permits, Licenses, & Associations	\$8,000.00
Home Owner's & Business Insurance	\$6,600.00
Automobile Repair, Maintenance & Fuel	\$8,500.00
Trees, 1,500 trees @ \$.65 per tree	\$975.00
Labor to plant trees, shear/prune, and leader tie	\$12,000.00
Christmas Labor	\$8,500.00
Internet Markting	\$18,000.00
Christmas Store Cost of Goods Sold	\$15,000.00
Total Expenses	\$116,685.00

The Camden Ranch 2026

<i>Sales</i>	Monthly Rent	Net Operating Income
	Actual	\$320,715.00
Trees, 625 @ \$95 per tree**	\$59,375.00	
Christmas Store	\$32,000.00	
Weddings, 40* @ \$8,000 per wedding	\$320,000.00	Price
Income from Long Term Tree Harvesting/Management	\$12,000.00	\$2,495,000
Non Refundable Cleaning Deposits (\$375 per wedding)	\$15,000.00	
*8 Currently booked for 2026 with signed contracts as of 1/27/2025		Cap Rate *
**642 trees sold at \$95/each in 2024		12.854%

Total Sales Income	\$438,375.00
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Expenses	Yearly Amount
Property Taxes	\$6,700.00
Utilities (Electricity, Propane, Excess Garbage Disposal, Firewood)	\$12,150.00
Internet, Telephone, & Verizon Cell Service	\$7,260.00
Office, wedding, & tree supplies	\$3,000.00
Labor & industies, Work Comp, & Sales Tax	\$10,000.00
Permits, Licenses, & Associations	\$8,000.00
Home Owner's & Business Insurance	\$6,600.00
Automobile Repair, Maintenance, & Fuel	\$8,500.00
Trees, 3,000 trees @ \$.65 per tree	\$1,950.00
Labor to plant trees, shear/prune, and leader tie	\$12,000.00
Christmas Labor	\$8,500.00
Internet Markting	\$18,000.00
Christmas Store Cost of Goods Sold	\$15,000.00
Total Expenses	\$117,660.00

Cash on Cash Analysis

Actuals 2025

NOI				\$234,815		
Monthly Payment with loan terms:				\$11,764		
		6.50%				
		30 year Amort.				
		25% down				
		Cash to purchase		\$687,500		
Monthly Cash Flow					\$7,804	
					cash on cash return	13.62%

The Camden Ranch 2025

Sales

	<u>Monthly Rent</u>	<u>Net Operating Income</u>
	<u>Actual</u>	\$234,815.00
Trees, 750 @ \$95 per tree**	\$71,250.00	
Christmas Store***	\$32,000.00	
Weddings, 30* @ \$7,500 per wedding	\$225,000.00	Price
Income from Long Term Tree Harvesting/Management	\$12,000.00	\$2,495,000
Non Refundable Cleaning Deposits (\$375 per wedding)	\$11,250.00	
*30 Currently booked with signed contracts as of 2/10/2025		Cap Rate * -
**642 trees sold at \$95/each in 2024		9.411%
***Christmas Store sales were \$21,700 in 2024		

Total Sales Income

\$351,500.00

Expenses

<u>Property Taxes</u>	<u>Yearly Amount</u>
Utilities (Electricity, Propane, Excess Garbage Disposal, Firewood)	\$6,700.00
Internet, Telephone, & Verizon Cell Service	\$12,150.00
Office, wedding, & tree supplies	\$7,260.00
Labor & industries, Work Comp, & Sales Tax	\$3,000.00
Permits, Licenses, & Associations	\$10,000.00
Home Owner's & Business Insurance	\$8,000.00
Automobile Repair, Maintenance & Fuel	\$6,600.00
Trees, 1,500 trees @ \$.65 per tree	\$8,500.00
Labor to plant trees, shear/prune, and leader tie	\$975.00
Christmas Labor	\$12,000.00
Internet Marketing	\$8,500.00
Christmas Store Cost of Goods Sold	\$18,000.00
	\$15,000.00

Total Expenses

\$116,685.00