KEITHwilsonCO.
MOBILE HOME PARK REAL ESTATE BROKERAGE
(405) 414-9803 | KwilsonCo@aol.com
10401 Pond Meadow Drive, Oklahoma City, OK 73151

FOR SALE

BETHEL ACRES MHP 3 PARK PORTFOLIO

OPENING DOORS

25 sites: 19 POH & 2 stick built
16504 Gaddy Road
Bethel, OK 74801 (OKC)
$1,200,000 (9.18% cap)

WESTERN PARK I

59 sites: 31 POH & 1 stick built
18100 Coker Road
Bethel, OK 74801 (OKC)
$2,850,000 (10.56% cap)

WESTERN PARK II

20 sites: all 2022 POHs
18100 Coker Road
Bethel, OK 74801 (OKC)
$1,450,000 (10.07% cap)

These parks may be acquired individually or as part of a portfolio. Western Park I and II are adjacent properties located just 2 miles from Opening Doors, while Bethel Acres benefits from its position within the Oklahoma City MSA.

3 PARK PORTFOLIO AERIAL DRONE VIDEO

BETHEL ACRES 3 PARK PORTFOLIO - GENERAL INFORMATION

Keith Wilson Co., is please to be the exclusive broker for the sale of the Bethel Acres MHP Portfolio. The 3 parks are all located in the OKC bedroom community of Bethel Acres, OK, pop. 3,300. Bethel is a west suburb of Shawnee, OK, pop. 33,000, and is part of the Greater OKC MSA pop. 1.45M.

Western Park I and II are adjacent and Opening Doors is located 2 miles away. Western Park I and Opening Doors were built in the early 1980's and Western Park II was built in 2022 with all new 896' 2022 2/2 mobile homes. Because the sellers are local builders/developers, they purchased the 2022 painted shells from the mfg. and installed the interior/framing, insulation, flooring, drywall/texture/paint, HVA. Kitchens, baths, septics, driveway, front porch, etc. Sellers estimate their cost is $120,000/home. All 3 parks have gravel roads.

Western Park I has 59 sites with 31 POHs for $2,850,000. 10.56% cap. Sewer is lagoon with rural water. 77% occupancy

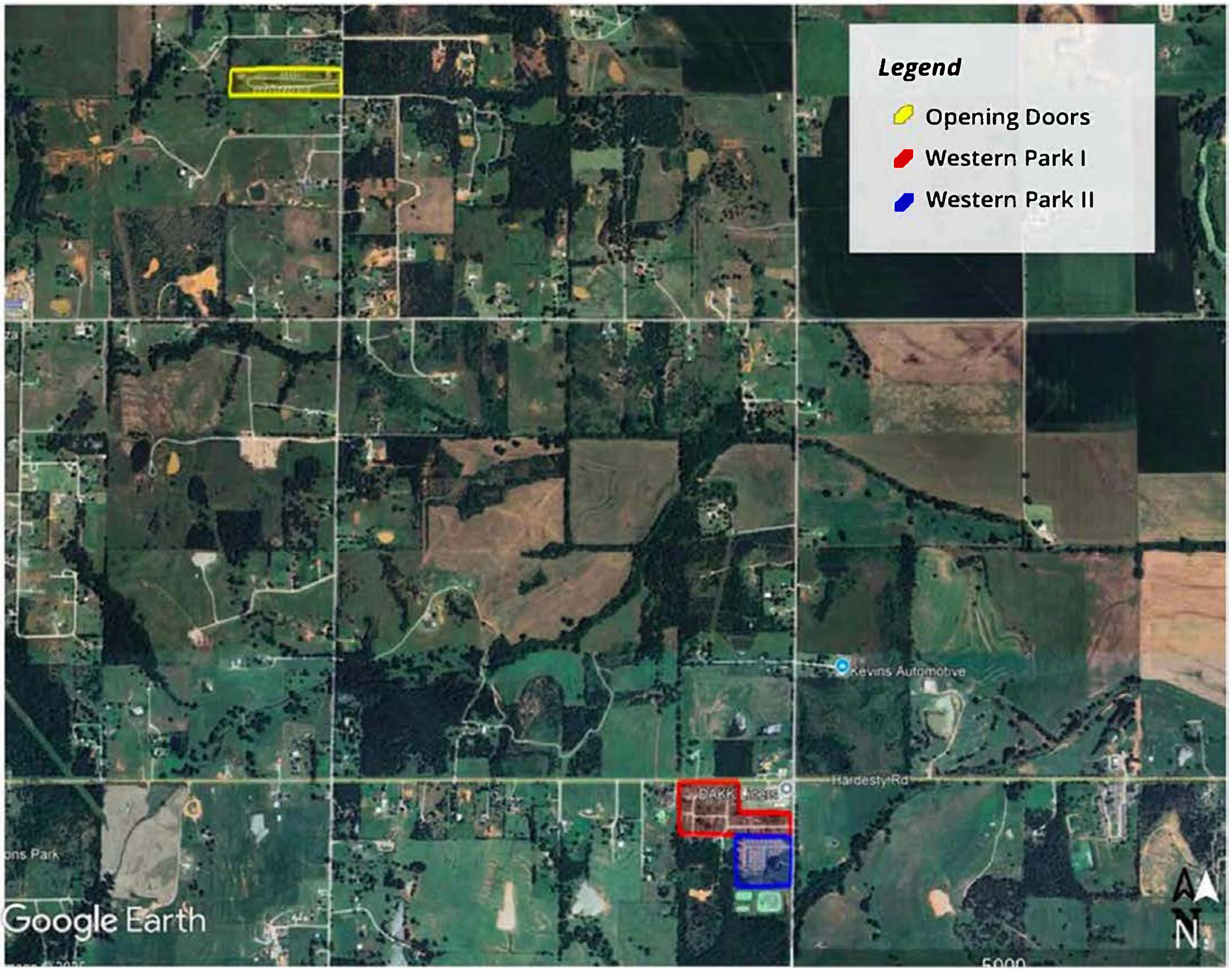
Western Park II has 20 newer 2022 homes for $1,450,000. 10.07% cap. Sewer is septics with county water. If purchased separately, a utility easement will be created to access the sewer lagoon. The cost to the seller for just the homes is 1.6x the sales price. 95% occupancy.

Opening Doors is 25 sites with 19 POHs and the entrance is 2 1960s stick built homes with 88% occupancy. $1,200,000, 9.18% cap. N. street is new septics with county water and S. Street is 50% new septics with well water.

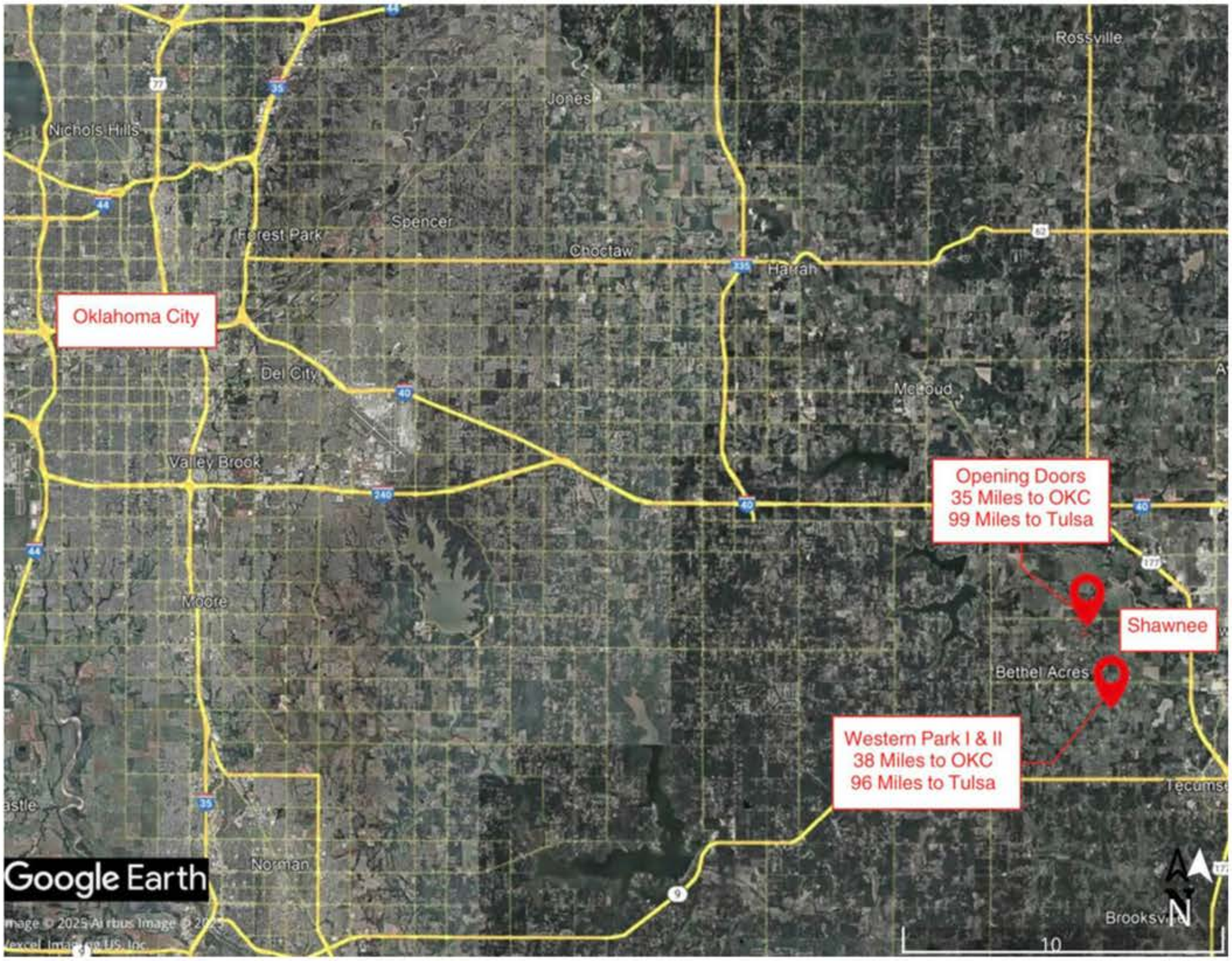
Packages for each park to follow.

PARKS CAN BE PURCHASED SEPARATELY.

BETHEL ACRES PARKS IN RELATION TO ONE ANOTHER



BETHEL ACRES PARKS IN RELATION TO OKLAHOMA CITY



FOR SALE

OPENING DOORS
MANUFACTURED HOUSING COMMUNITY

16504 Gaddy Road
Bethel, OK 74801 (OKC)

25 Sites

2 Stick Built Homes
$890,000 Home Portfolio

$1,200,000

9.18% Cap Rate / 88% Occupancy

Opening Doors Aerial Drone Video
3 Park Portfolio Aerial Drone Video

The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

OPENING DOORS - GENERAL INFORMATION

Name:	Opening Doors Manufactured Housing Community 16504 Gaddy Road Bethel, OK 74801
Location:	Bethel Acres is a small bedroom community of 3,300, in OKC MSA, 30 miles east of Oklahoma City (pop. 1,400,000), 3 miles west of Shawnee (pop. 32,000) and 7 miles NW of Tecumseh (pop. 7,000). Park is within 5 miles of 5 Casinos, 3 miles south of Interstate 40. Highly rated school district.
No. of sites:	25
Land area:	10 acres (includes an acre+ of undeveloped land) Low density of 3.6 sites/acre
Streets:	Gravel
Site info:	25 sites include: 17 MH rentals $650-1,100/mo., (1 vacant) 4 site rent @$250/mo. (2 vacant) 1 storage MH 1 RTO $698.26/mo. (includes lot rent, pays off 6/30/2026) 2 stick built frame single family homes, 1,344'-1,541', $1,200-1,250/mo. built in 1960's, 3 bath/2bed & 3bed 1bath, 2 car garage frame & cinderblock
Occupancy:	88% (4 vacant-8/20/2025)
Utilities:	N. side is new septics with rural water and the S. side is 50% new septics, 50% old septics with well water. Trash paid by park on all but 5 tenants. Tenants pay water and electricity.

Home Values:	2 single family homes @ $200,000	$400,000
	18 POH	490,000 (8 in 2000's, inc. 2 2024)
	Home portfolio	$890,000
Average POH rent:	$925	
Note:	This park is part of a 3 park portfolio with Opening Doors, Western Park I and Western Park II. May be purchased separately.	

OPENING DOORS - PARK OWNED MOBILE HOMES

No.	Age	Type		Valuation
2	2024	3/2, 2/2		$75,000/65,000
1	2016	3/2		50,000
1	2013	2/1.5		40,000
1	2006	2/2		35,000
1	2005	3/1		35,000
1	2002	2/1		30,000
1	2000	1/1		20,000

8 of the 18 park owned homes are 2000-newer

1	1998	2/1		20,000
2	1997	2/1		20,000
1	1984	2/2		15,000
3	1982	3/2, 2/1.5, 2/1		20,000/15,000/15,000
1	1972	2/1		10,000
2	1970	2/2, 2/1		15,000/10,000

10 of the 18 park owned homes are pre-2000 — $490,000

STICK BUILT HOMES

1	1960s	3/2	1,541'	$225,000
1	1960s	3/1	1,344	175,000

TOTAL — $890,000

OPENING DOORS - PROFORMA OPERATING STATEMENT

OPENING DOORS RENTAL, LLC						
Mobile Park Pro Forma Operating Statement (Unaudited)						
For the five months ended May 31, 2025						
INCOME	**Jan-25**	**Feb-25**	**Mar-25**	**Apr-25**	**May-25**	**YTD Total**
Rental Income	18,295.00	15,887.86	15,495.00	16,058.34	17,109.52	**82,845.72**
Rental Late Fee Income	400.00	1,107.14	400.00	350.00	500.00	**2,757.14**
Other Income	802.45	798.26	1,098.26	2,347.13	530.00	**5,576.10**
TOTAL INCOME	**19,497.45**	**17,793.26**	**16,993.26**	**18,755.47**	**18,139.52**	**91,178.96**
EXPENSES						
Repairs & Maintenance Expense	12,761.79	(2,326.82)	(158.41)	5,255.68	8,691.09	**24,223.33**
Insurance Expense	1,097.46	1,405.94	1,405.94	2,051.35	1,320.12	**7,280.81**
Property Tax Expense	315.37	319.91	388.37	388.37	388.37	**1,800.38**
Utilities Expense	900.24	1,570.17	467.70	843.49	728.16	**4,509.76**
Credit Loss Expense	416.67	416.67	416.67	416.67	416.67	**2,083.33**
Other Operating Expenses	2,019.36	315.14	-	-	(1.61)	**2,332.89**
TOTAL EXPENSES	**17,510.89**	**1,701.00**	**2,520.26**	**8,955.56**	**11,542.80**	**42,230.50**
PRO FORMA NET OPERATING INCOME	**1,986.56**	**16,092.26**	**14,473.00**	**9,799.91**	**6,596.72**	**48,948.46**
Interest Expense	475.00	475.00	-	-	-	**950.00**
Management Fee Expense	426.80	681.68	616.66	573.87	774.72	**3,073.73**
Depreciation Expense	543.75	543.75	543.75	543.75	543.75	**2,718.75**
NET INCOME	**541.01**	**14,391.83**	**13,312.59**	**8,682.29**	**5,278.25**	**42,205.98**

NOI
5 Mo. Ending May 31, 2025

Accrual Basis Net Operating Income	$48,948.46
Less Management Fee Expense	3,073.73
Adjusted Accrual Basis NOI	$45,874.73
Mo. Avg. Adjusted Accrual Basis NOI	$9,174.95
Annualized Adjusted Accrual Basis NOI	$110,099.35
Sales Price	$1,200,000
Cap Rate	9.18%

OPENING DOORS - 2024 INCOME STATEMENT

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
INCOME													
Rent	9,984.68	12,168.10	11,366.13	12,700.00	14,600.00	18,125.00	14,240.51	14,088.36	12,422.15	15,895.00	12,445.00	12,170.00	160,204.93
Prepaid Rent	-1,076.00	-1,100.00	-241.74	-250.00	-258.26	-250.00	600.00	-1,095.45	265.00	-165.00	2,125.00	-1,950.00	-3,396.45
Purchase Contract	383.26	383.26	383.26	383.26	383.26	383.26	383.26	383.26	383.26	383.26	383.26	383.26	4,599.12
Tenant Trash	70.00	70.00	70.00	70.00	35.00	35.00	35.00	15.81	0.00	0.00	0.00	0.00	400.81
Pet Fee	210.00	210.00	210.00	845.00	245.00	315.00	1,215.00	470.81	315.00	401.48	350.00	350.00	5,137.29
Other Monthly Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	0.00	-200.00
Tenant Electric	0.00	59.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.21
Tenant Gas	0.00	158.59	0.00	0.00	0.00	0.00	26.86	0.00	0.00	0.00	0.00	0.00	185.45
Move Out Charges	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	200.00	0.00	0.00	0.00	550.00
Deposit Forfeit	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	168.52	0.00	0.00	768.52
Renters Insurance	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	8.57	0.00	0.00	9.68	0.00	22.34	40.59
Late Fee	0.00	0.00	0.00	0.00	108.26	200.00	441.74	200.00	300.00	600.00	200.00	100.00	2,150.00
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	39.00	39.00	0.00	0.00	117.00
TOTAL INCOME	**9,636.94**	**12,014.16**	**12,452.65**	**13,813.26**	**15,178.26**	**19,223.26**	**17,015.94**	**14,166.79**	**13,989.41**	**17,396.94**	**15,368.26**	**11,140.60**	**171,396.47**
EXPENSES													
RECOVERABLE EXPENSES													
Recoverable Postage	8.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.73
TOTAL RECOVERABLE EXPENSES	**8.73**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**8.73**
PROPERTY EXPENSES													
Repair	21,607.71	6,336.52	4,363.00	4,411.82	6,979.74	3,451.26	4,650.00	4,830.28	8,433.38	24,621.61	10,021.52	4,733.38	104,440.22
Repair – Make Ready	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	450.00	150.00	900.00
Insurance	0.00	0.00	0.00	458.75	0.00	0.00	0.00	189.70	9,488.00	411.00	0.00	757.25	11,304.70
Property Tax	0.00	689.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,673.00	5,362.00
Electricity	1,256.77	740.72	89.12	457.13	395.62	67.42	325.38	382.82	373.98	393.37	353.27	489.41	5,325.01
Gas	740.74	258.02	0.00	292.93	148.85	0.00	73.90	78.80	88.80	349.75	0.00	92.64	2,124.43
Trash Disposal	199.00	199.00	199.00	199.00	199.00	199.00	199.00	199.00	199.00	199.00	199.00	199.00	2,388.00
Administrative Expenses	12.66	0.00	0.00	8.73	108.00	0.00	8.73	0.00	0.00	9.68	27.66	108.00	283.46
Management Fees	565.84	364.75	451.12	477.38	531.80	587.80	749.60	659.89	548.11	541.65	677.56	596.80	6,752.30
TOTAL PROPERTY EXPENSES	**24,382.72**	**8,588.01**	**5,102.24**	**6,305.74**	**8,663.01**	**4,305.48**	**6,006.61**	**6,340.49**	**19,131.27**	**26,526.06**	**11,729.01**	**11,799.48**	**138,880.12**
TOTAL EXPENSES	**24,391.45**	**8,588.01**	**5,102.24**	**6,305.74**	**8,663.01**	**4,305.48**	**6,006.61**	**6,340.49**	**19,131.27**	**26,526.06**	**11,729.01**	**11,799.48**	**138,888.85**
NET INCOME	**-14,754.51**	**3,426.15**	**7,350.41**	**7,507.52**	**6,515.25**	**14,917.78**	**11,009.33**	**7,826.30**	**-5,141.86**	**-9,129.12**	**3,639.25**	**-658.88**	**32,507.62**

OPENING DOORS - RENT ROLL

Property	Total Units	Square Footage	Tenant Rent	Tenant per SqFt	Tenant Deposits	Other Deposits	Misc	Misc per SqFt	Average Market Rent	Average Tenant Rent	Average Deposit	Balance
1 Red Plum Road	1	720.00	700.00	0.97	700.00	0.00	35.00	0.05	700.00	700.00	700.00	0.00
2 Red Plum Road	1	720.00	633.26	0.88	0.00	0.00	65.00	0.09	0.00	633.26	0.00	0.00
3 Red Plum Road	1	896.00	800.00	0.89	1,100.00	0.00	0.00	0.00	800.00	800.00	1,100.00	310.48
4 Red Plum Road (move in 9/1)	1	700.00	750.00	1.07	0.00	0.00	0.00	0.00	750.00	0.00	0.00	1,050.00
5 Red Plum Road	1	728.00	800.00	1.10	800.00	0.00	0.00	0.00	800.00	800.00	800.00	0.00
6 Red Plum Road	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7 Red Plum Road	1	924.00	725.00	0.78	700.00	0.00	105.00	0.11	725.00	725.00	700.00	0.00
8 Red Plum Road (move in 9/1)	1	896.00	900.00	1.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	1,200.00
9 Red Plum Road	1	924.00	800.00	0.87	0.00	0.00	0.00	0.00	700.00	800.00	0.00	0.00
10 Red Plum Road	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
11 Red Plum Road	1	1,168.00	1,000.00	0.86	1,000.00	0.00	70.00	0.06	1,000.00	1,000.00	1,000.00	0.00
12 Red Plum Road	1	896.00	900.00	1.00	900.00	0.00	0.00	0.00	900.00	900.00	900.00	0.00
13 Red Plum Road	1	924.00	1,100.00	1.19	1,100.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00	0.00
15 Red Plum Road	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17 Red Plum Road	1	990.00	995.00	1.01	995.00	0.00	0.00	0.00	995.00	995.00	995.00	-0.16
19 Red Plum Road	1	1,200.00	900.00	0.75	900.00	0.00	35.00	0.03	900.00	900.00	900.00	100.00
21 Red Plum Road	1	588.00	1,125.00	1.91	1,100.00	0.00	0.00	0.00	1,100.00	1,125.00	1,100.00	0.00
23 Red Plum Road	1	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	0.00	0.00
25 Red Plum Road	1	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	0.00	0.00
16406 Gaddy Rd	1	1,344.00	1,250.00	0.93	1,000.00	0.00	0.00	0.00	1,250.00	1,250.00	1,000.00	0.00
16504 Gaddy Rd	1	1,541.00	1,200.00	0.78	1,200.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00
14 Red Plum Road	1	1,216.00	1,100.00	0.90	1,100.00	0.00	35.00	0.03	1,100.00	1,100.00	1,100.00	0.00
16 Red Plum Road	1	800.00	850.00	1.06	850.00	0.00	0.00	0.00	850.00	850.00	850.00	0.00
18 Red Plum Road	1	1,064.00	900.00	0.85	900.00	0.00	70.00	0.07	900.00	900.00	900.00	0.00
27 Red Plum (storage)	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**25**	**18,239.00**	**16,278.26**	**0.89**	**14,345.00**	**0.00**	**415.00**	**0.02**	**696.80**	**739.92**	**652.05**	**2,660.32**

Summary Groups		Square Footage		Actual Rent	Security Deposit	Other Deposits		Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants		18,239.00		16,278.26	14,345.00	0.00		415.00	25	88.00	100.00	2,660.32
Future Tenants/Applicants		0.00		0.00	0.00	0.00		0.00	0	0.00	0.00	0.00
Occupied Units		18,239.00		0.00	0.00	0.00		0.00	22	88.00	100.00	0.00
Total Vacant Units		0.00		0.00	0.00	0.00		0.00	3	12.00	0.00	0.00
Totals:		**18,239.00**		**16,278.26**	**14,345.00**	**0.00**		**415.00**	**25**	**100.00**	**100.00**	**2,660.32**

OPENING DOORS - SALES INFORMATION

Sales Price...$1,200,000

Home Valuation......................................$890,000

Park Price $310,000

Price/Site..$48,000/total
12,400/park

Cap Rate...9.18%

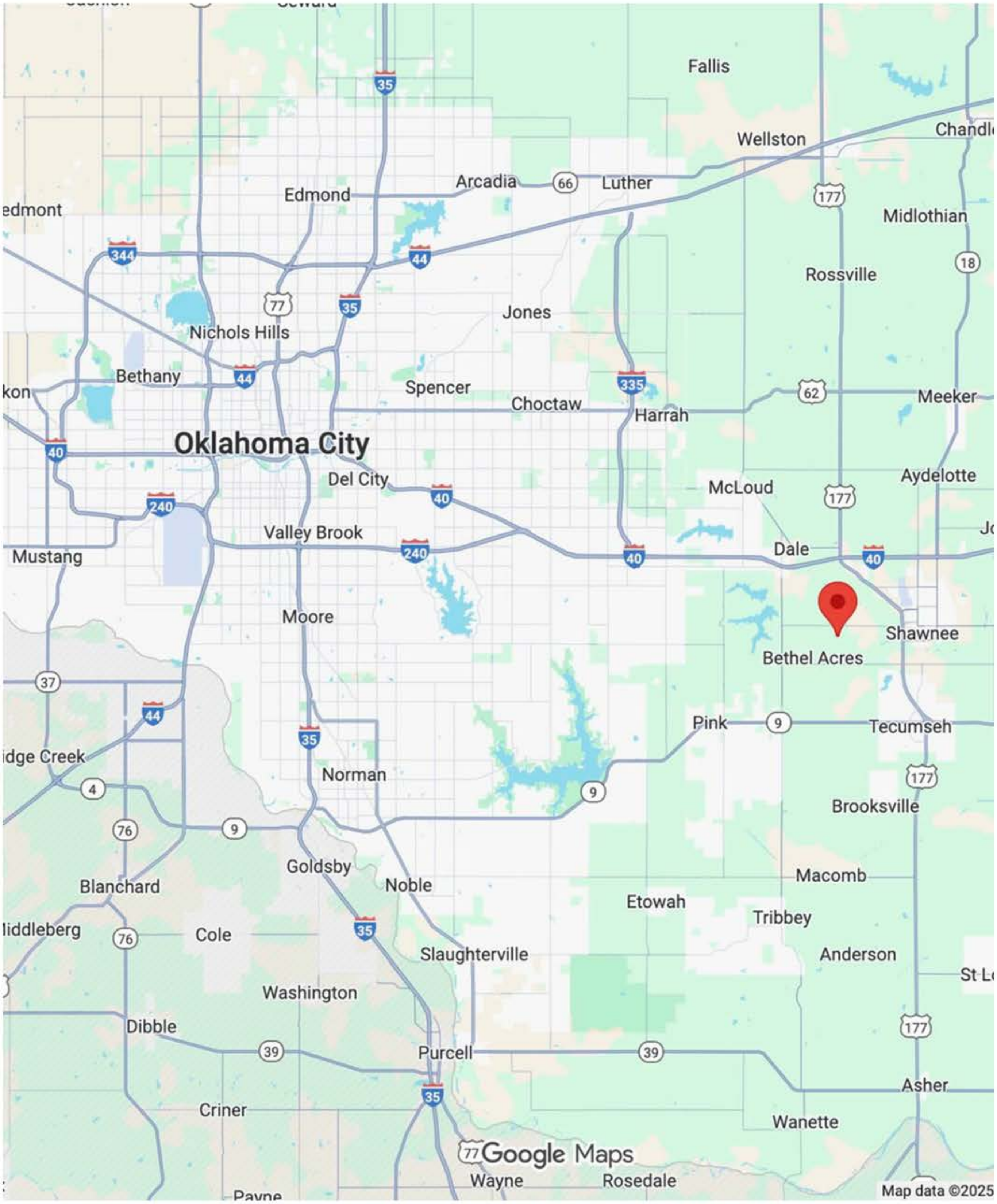
OPENING DOORS - LEGAL DESCRIPTIONS

16406 Gaddy Rd., Shawnee, Oklahoma 74801

- The North Five (5) acres of the South Ten (10) acres of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma

- The South Five (5) acres of the South Ten (10) acres of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma

OPENING DOORS - PROXIMITY TO OKLAHOMA CITY



OPENING DOORS - AERIAL VIEW

OPENING DOORS - UTILITY SITE MAP

OPENING DOORS - PHOTOGRAPHY

OPENING DOORS - PHOTOGRAPHY



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WESTERN PARK I
MANUFACTURED HOUSING COMMUNITY

18100 Coker Road
Bethel, OK 74801 (OKC)

59 All MH Sites/31 POH

$1,070,000 Home Values

$2,850,000

10.56% Cap Rate / 77% Occupancy

Western Park I Aerial Drone Video
3 Park Portfolio Aerial Drone Video

WESTERN PARK I - GENERAL INFORMATION

Name:	Western Park I Manufactured Housing Community 18100 Coker Road Bethel, OK 74801
Location:	Bethel Acres is a small bedroom community of 3,300, in OKC MSA, 30 miles east of Oklahoma City (pop. 1,400,000), 3 miles west of Shawnee (pop. 32,000) and 7 miles NW of Tecumseh (pop. 7,000). Park is within 5 miles of 5 Casinos, 3 miles south of Interstate 40. Highly rated school district.
No. of sites:	59
Land area:	10.32 acres
Streets:	Gravel
Site info:	59 MH sites: 1 RTO (2008, 3/2) 30 POH rentals 27 site ($250/mo.) 1 house (1950, 1.272', $800/mo. rent)
Occupancy:	77% (2 2024 POH and 12 sites are vacant)
Utilities:	Lagoon sewer, rural water paid by park, electricity paid by tenant
POH Values:	$1,070,000. 87% of the POHs are 2000-newer
Note:	This park is part of a 3 park portfolio with Opening Doors, Western Park I and Western Park II. May be purchased separately.

WESTERN PARK I - PARK OWNED MOBILE HOMES

No.	Age	Type	Valuation
6	2024	3/2	$450,000
1	2018	3/2	50,000
1	2017	2/2	35,000
2	2013	3/2, 2/1	40,000/30,000
2	2012	3/2, 2/2	40,000/35,000
1	2010	2/2	30,000
2	2008	3/2	35,000
3	2006	3/2	35,000
1	2004	3/2	30,000
1	2003	3/2	30,000
3	2002	4/2, 3/2 (2)	40,000/60,000
1	2001	3/2	25,000
3	2000	3/2	25,000

27 of the 31 park owned homes are 2000 or newer

2	1998	3/2, 2/2	25,000/20,000
1	1995	3/2	25,000
1	1973	3/2	10,000

4 of the 31 park owned homes are older than 2000

Total value of park owned mobile homes $1,070,000

WESTERN PARK I & II - PROFORMA OPERATING STATEMENT

WESTERN PARK, LLC

Pro Forma Operating Statement (Unaudited)

For the five months ended May 31, 2025

INCOME	Jan-25	Feb-25	Mar-25	Apr-25	May-25	YTD Total
Rental Income - Park 1	31,452.83	32,447.65	34,890.05	35,502.34	33,263.91	**167,556.78**
Rental Income - Park 2	14,807.33	17,907.18	17,452.18	16,585.88	20,383.83	**87,136.40**
Rental Late Fee Income - Park 1	866.31	400.00	500.00	300.00	1,563.28	**3,629.59**
Rental Late Fee Income - Park 2	-	100.00	100.00	200.00	100.00	**500.00**
Other Rental Income - Park 1	5,304.16	4,603.86	5,404.42	4,610.86	6,742.16	**26,665.46**
Other Rental Income - Park 2	1,304.19	1,711.18	3,091.37	1,887.61	2,624.95	**10,619.30**
Other Income	704.00	1,408.00	93.75	704.00	704.00	**3,613.75**
TOTAL INCOME	**54,438.82**	**58,577.87**	**61,531.77**	**59,790.69**	**65,382.13**	**299,721.28**
EXPENSES						
Repairs & Maintenance Expense - Park 1	690.00	2,288.51	7,940.34	11,442.87	11,219.57	**33,581.29**
Repairs & Maintenance Expense - Park 2	900.00	2,364.25	437.36	3,136.64	1,200.00	**8,038.25**
Insurance Expense - Park 1	728.71	728.71	1,302.00	1,314.41	1,451.16	**5,524.99**
Insurance Expense - Park 2	2,541.91	2,486.26	2,737.20	2,846.09	2,727.53	**13,338.98**
Property Tax Expense - Park 1	969.96	969.96	969.96	969.96	969.96	**4,849.78**
Property Tax Expense - Park 2	978.60	978.60	978.60	978.60	978.60	**4,893.00**
Utilities Expense - Park 1	2,830.88	4,006.72	4,402.89	2,276.60	2,572.75	**16,089.84**
Utilities Expense - Park 2	1,799.49	1,774.60	1,615.72	975.73	1,005.47	**7,171.01**
Credit Loss Expense - Park 1	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	**5,000.00**
Credit Loss Expense - Park 2	166.67	166.67	166.67	166.67	166.67	**833.33**
Other Operating Expenses	3,336.32	0.09	212.36	204.79	161.82	**3,915.38**
TOTAL EXPENSES	**15,942.53**	**16,764.36**	**21,763.09**	**25,312.35**	**23,453.52**	**103,235.85**
PRO FORMA NET OPERATING INCOME	**38,496.29**	**41,813.51**	**39,768.68**	**34,478.34**	**41,928.61**	**196,485.43**
Interest Expense	13,188.04	11,504.83	12,641.30	13,383.63	13,355.94	**64,073.74**
Management Fee Expense - Park 1	1,501.22	1,489.72	1,086.17	1,355.97	1,444.37	**6,877.45**
Management Fee Expense - Park 2	710.52	623.30	550.15	729.10	715.50	**3,328.57**
NET INCOME	**23,096.51**	**28,195.66**	**25,491.06**	**19,009.64**	**26,412.80**	**122,205.67**

WESTERN PARK I NOI

5 Mo. Ending May 31, 2025

Accrual Basis Net Operating Income	$132,299.53
Less Management Fee Expense	6,877.45
Adjusted Accrual Basis NOI	$125,422.08
Mo. Avg. Adjusted Accrual Basis NOI	$25,084.42
Annualized Adjusted Accrual Basis NOI	$301,012.99
Sales Price	$2,850,000
Cap Rate	10.56%

WESTERN PARK I & II - 2024 INCOME STATEMENT

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
INCOME													
Rent	33,304.03	37,063.72	36,287.90	43,387.32	43,865.00	39,418.33	42,854.60	43,688.58	45,381.26	49,236.66	36,533.85	49,338.76	500,360.01
Prepaid Rent	1,841.11	-1,255.62	-624.76	258.53	-440.62	2,360.15	-2,028.94	-950.76	1,020.51	249.67	213.94	901.44	1,544.65
Purchase Contract	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	8,448.00
Tenant Water	3,823.51	3,520.50	3,751.24	3,058.82	4,654.07	3,437.34	2,958.66	4,202.43	3,498.01	3,579.09	3,317.45	2,972.90	42,774.02
Tenant Trash	1,373.30	1,479.72	1,659.46	1,534.26	2,374.56	1,743.20	1,600.48	1,779.68	1,778.98	1,832.07	1,527.93	1,803.06	20,486.70
Pet Fee	358.61	1,630.00	619.61	1,400.39	665.00	410.67	1,884.77	455.23	1,725.00	590.00	1,155.00	885.57	11,779.85
Tenant Electric	0.00	0.00	0.00	0.00	44.07	0.00	0.00	0.00	0.00	232.30	36.99	0.00	313.36
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	630.00	753.49	0.00	0.00	0.00	370.00	1,753.49
Deposit Forfeit	0.00	0.00	0.00	0.00	1,088.94	1,000.00	1,100.00	0.00	431.57	1,000.00	0.00	3,300.00	7,920.51
Miscellaneous Income	0.00	8.73	0.00	0.00	34.75	8.73	8.57	8.73	8.57	0.00	9.68	0.00	87.76
Late Fee	500.00	799.53	1,221.58	362.19	2,926.85	521.82	921.67	696.39	1,150.04	707.96	1,089.69	497.85	11,395.57
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	39.00	0.00	0.00	78.00
TOTAL INCOME	**41,904.56**	**43,950.58**	**43,619.03**	**50,705.51**	**55,916.62**	**49,604.24**	**50,633.81**	**51,337.77**	**55,736.94**	**58,170.75**	**44,588.53**	**60,773.58**	**606,941.92**
EXPENSES													
RECOVERABLE EXPENSES													
Recoverable Postage	17.46	8.73	0.00	0.00	43.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.84
Recoverable Court Cost	0.00	0.00	0.00	0.00	108.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.00
TOTAL RECOVERABLE EXPENSES	**17.46**	**8.73**	**0.00**	**0.00**	**151.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**177.84**
PROPERTY EXPENSES													
Repair	17,844.57	13,289.61	4,156.03	15,318.33	16,977.61	16,087.44	13,482.05	30,480.27	19,220.72	31,832.50	22,324.19	7,039.07	208,052.39
Repair – Make Ready	325.00	410.00	150.00	150.00	580.00	820.00	150.00	1,050.00	450.00	375.00	525.00	0.00	4,985.00
Insurance	667.75	3,017.31	318.27	2,411.00	-143.91	4,727.03	2,069.94	13,659.53	549.32	848.00	3,127.00	20,041.31	51,292.55
Property Tax	-187.80	0.00	-45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,502.00	22,269.20
Electricity	1,553.07	1,367.61	1,043.65	911.99	824.94	1,003.84	1,531.71	2,177.16	1,620.09	2,400.83	1,281.74	1,191.11	16,907.74
Gas	256.11	0.00	0.00	83.09	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.20
Water and Sewer	4,190.68	7,695.53	2,344.28	3,548.79	3,639.68	2,679.72	2,840.28	2,993.18	3,100.65	3,134.11	2,456.62	2,720.26	41,343.78
Trash Disposal	693.00	693.00	693.00	693.00	988.50	826.26	822.00	822.00	822.00	693.00	822.00	822.00	9,389.76
Administrative Expenses	0.00	0.00	0.00	26.19	0.00	0.00	45.89	19.36	0.00	9.68	9.68	9.68	120.48
Management Fees	1,407.97	1,440.15	1,529.50	1,500.17	1,816.34	1,924.21	1,748.44	1,815.69	1,785.71	1,999.90	2,072.93	1,549.70	20,590.71
TOTAL PROPERTY EXPENSES	**26,750.35**	**27,913.21**	**10,189.73**	**24,642.56**	**24,733.16**	**28,068.50**	**22,690.31**	**53,017.19**	**27,548.49**	**41,293.02**	**32,619.16**	**55,875.13**	**375,340.81**
TOTAL EXPENSES	**26,767.81**	**27,921.94**	**10,189.73**	**24,642.56**	**24,884.81**	**28,068.50**	**22,690.31**	**53,017.19**	**27,548.49**	**41,293.02**	**32,619.16**	**55,875.13**	**375,518.65**
NET INCOME	**15,136.75**	**16,028.64**	**33,429.30**	**26,062.95**	**31,031.81**	**21,535.74**	**27,943.50**	**-1,679.42**	**28,188.45**	**16,877.73**	**11,969.37**	**4,898.45**	**231,423.27**
TOTAL INCOME = $606,941.92													

WESTERN PARK I - RENT ROLL

Property	Total Units	Square Footage	Tenant Rent	Tenant per SqFt	Tenant Deposits	Other Deposits	Misc	Misc per SqFt	Average Market Rent	Average Tenant Rent	Average Deposit	Balance
37810 Toby Terrace (12)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	250.00	250.00	0.00	0.00
37763 Shelton Way (38)	1	0	270.00	0.00	100.00	0.00	35.00	0.00	250.00	270.00	100.00	-270.00
37779 Shelton Way (42)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	195.00	250.00	0.00	-217.75
37779 Hayes Lane (84)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00
37758 Shelton Way (31)	1	0	270.00	0.00	0.00	0.00	35.00	0.00	250.00	270.00	0.00	-270.00
37747 Shelton Way (36)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	250.00	250.00	0.00	0.00
37794 Shelton Way (22)	1	1,530	1,000.00	0.65	1,000.00	0.00	70.00	0.05	1000.00	1,000.00	1000.00	-1,510.62
37779 Kershaw Creek (64)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37835 Toby Terrace (102)	1	0	370.00	0.00	410.00	0.00	35.00	0.00	295.00	370.00	410.00	0.00
37815 Toby Terrace (93)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00
37767 Hayes Lane (83)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	220.00	250.00	0.00	0.00
37850 Toby Terrace (1)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	250.00	250.00	0.00	0.00
37771 Kershaw Creek (62)	1	1,200	1,350.00	1.13	1,350.00	0.00	70.00	0.06	1,350.00	1,350.00	1,350.00	0.00
37759 Kershaw Creek (59)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37747 Kershaw Creek (57)	1	0	270.00	0.00	100.00	0.00	35.00	0.00	250.00	270.00	100.00	-270.00
37783 Shelton Way (43)	1	0	250.00	0.00	0.00	0.00	35.00	0.00	195.00	250.00	0.00	0.00
18039 Underwood Dr (19)	1	1,280	0.00	0.00	1,100.00	0.00	0.00	0.00	1,100.00	0.00	1,100.00	0.74
37739 Kershaw Creek (55)	1	0	270.00	0.00	100.00	0.00	35.00	0.00	250.00	270.00	100.00	-270.00
37816 Toby Terrace (10)	1	0	250.00	0.00	100.00	0.00	35.00	0.00	250.00	250.00	100.00	0.00
37742 Shelton Way (35)	1	1,000	1,250.00	1.25	1,250.00	0.00	105.00	0.11	1,250.00	1,250.00	1,250.00	0.00
37755 Hayes Lane (78)	1	2,240	1,300.00	0.58	1,300.00	0.00	35.00	0.02	1,300.00	1,300.00	1,300.00	0.00
37814 Toby Terrace (11)	1	900	974.00	1.08	0.00	0.00	35.00	0.04	250.00	974.00	0.00	0.00
18055 Underwood Dr (15)	1	1,736	1,100.00	0.63	1,100.00	0.00	35.00	0.02	1,100.00	1,100.00	1,100.00	0.00
37831 Toby Terrace (97)	1	2,000	825.00	0.41	800.00	0.00	105.00	0.05	800.00	825.00	800.00	0.00
37774 Shelton Way (27)	1	900	875.00	0.97	850.00	0.00	35.00	0.04	850.00	875.00	800.00	-480.00
18109 Underwood Dr (88)	1	1,000	1,200.00	1.20	1,200.00	0.00	105.00	0.11	1,200.00	1,200.00	1,200.00	-0.88
37827 Toby Terrace (96)	1	1,000	950.00	0.95	950.00	0.00	35.00	0.04	950.00	950.00	950.00	158.02
37771 Shelton Way (40)	1	850	950.00	1.12	900.00	0.00	35.00	0.04	900.00	950.00	950.00	0.00
37767 Shelton Way (39)	1	900	800.00	0.89	600.00	0.00	70.00	0.08	850.00	800.00	600.00	0.00
18117 Underwood Dr (86)	1	1,040	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00
37807 Toby Terrace (91)	1	0	245.00	0.00	195.00	0.00	35.00	0.00	195.00	245.00	195.00	0.00
37762 Hayes Lane (70)	1	1,000	1,050.00	1.05	1,050.00	0.00	35.00	0.04	1,050.00	1,050.00	1,050.00	479.21
37766 Hayes Lane (69)	1	1,000	1,000.00	1.00	1,000.00	0.00	70.00	0.07	1,000.00	1,000.00	1,100.00	0.00
37758 Hayes Lane (71)	1	850	900.00	1.06	900.00	0.00	35.00	0.04	900.00	900.00	900.00	409.99
37778 Hayes Lane (66)	1	1,250	1,200.00	0.96	1,200.00	0.00	70.00	0.06	1,200.00	1,200.00	1,200.00	1,391.69
37766 Shelton Way (29)	1	1,000	950.00	0.95	950.00	0.00	35.00	0.04	950.00	950.00	950.00	0.00
37786 Kershaw Creek (45)	1	1,100	1,200.00	1.09	1,200.00	0.00	35.00	0.03	1,200.00	1,200.00	1,200.00	0.00
37770 Hayes Lane (68)	1	896	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00
37823 Toby Terrace (95)	1	900	825.00	0.92	825.00	0.00	35.00	0.04	825.00	825.00	825.00	0.00
37819 Toby Terrace (94)	1	1,064	1,000.00	0.94	1,000.00	0.00	35.00	0.03	1,000.00	1,000.00	1,100.00	0.00
37786 Shelton Way (24)	1	980	1,100.00	1.12	1,100.00	0.00	35.00	0.04	1,100.00	1,100.00	1,100.00	0.00
Property	**Total Units**	**Square Footage**	**Tenant Rent**	**Tenant per SqFt**	**Tenant Deposits**	**Other Deposits**	**Misc**	**Misc per SqFt**	**Average Market Rent**	**Average Tenant Rent**	**Average Deposit**	**Balance**
37762 Shelton Way (30)	1	1,280	1,150.00	0.90	1,150.00	0.00	70.00	0.05	1,150.00	1,150.00	1,150.00	0.00
37811 Toby Terrace (92)	1	980	1,100.00	1.12	1,100.00	0.00	35.00	0.04	1,100.00	1,100.00	1,100.00	1,100.00
37802 Toby Terrace (14)	1	980	1,075.00	1.10	1,075.00	0.00	70.00	0.07	1,075.00	1,075.00	1,075.00	0.00
37775 Kershaw Creek (63)	1	1,200	1,250.00	1.04	1,250.00	0.00	35.00	0.03	1,250.00	1,250.00	1,250.00	0.00
37782 Kershaw Creek (46)	1	1,200	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	0.00	0.00	0.00
37774 Kershaw Creek (47)	1	1,200	1,350.00	1.13	1,350.00	0.00	35.00	0.03	1,350.00	1,350.00	1,350.00	0.00
18047 Underwood Dr (17)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37746 Hayes Lane (73)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37750 Hayes Lane (72)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37775 Shelton Way (41)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37750 Kershaw Creek (52)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37758 Kershaw Creek (50)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37759 Shelton Way (37)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37762 Kershaw Creek (49)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37763 Kershaw Creek (60)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
37770 Kershaw Creek (48)	1	0	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00
18043 Underwood Dr (18)	1	0	270.00	0.00	0.00	0.00	35.00	0.00	250.00	270.00	0.00	-205.02
Total	**58**	**34,456**	**34,456.00**	**0.88**	**27,455.00**	**0.00**	**1820.00**	**0.05**	**656.72**	**722.36**	**653.59**	**45.38**

Summary Groups	# Of Units	Square Footage	Actual Rent		Security Deposit	Other Deposits	Misc			% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant	58	34,456	30,339.00		27,455.00	0.00	1820.00			72.41	90.89	45.38
Future Tenants/Applicants	0	0	0.00		0.00	0.00	0.00			0.00	0.00	0.00
Occupied Units	41	31,320	0.00		0.00	0.00	0.00			72.41	90.89	0.00
Total Vacant Units	17	3,136	0.00		0.00	0.00	0.00			27.58	9.10	0.00
Totals:	**58**	**34,456**	**30,339.00**		**27,455.00**	**0.00**	**1820.00**			100.00	**100.00**	**45.38**

WESTERN PARK I - SALES INFORMATION

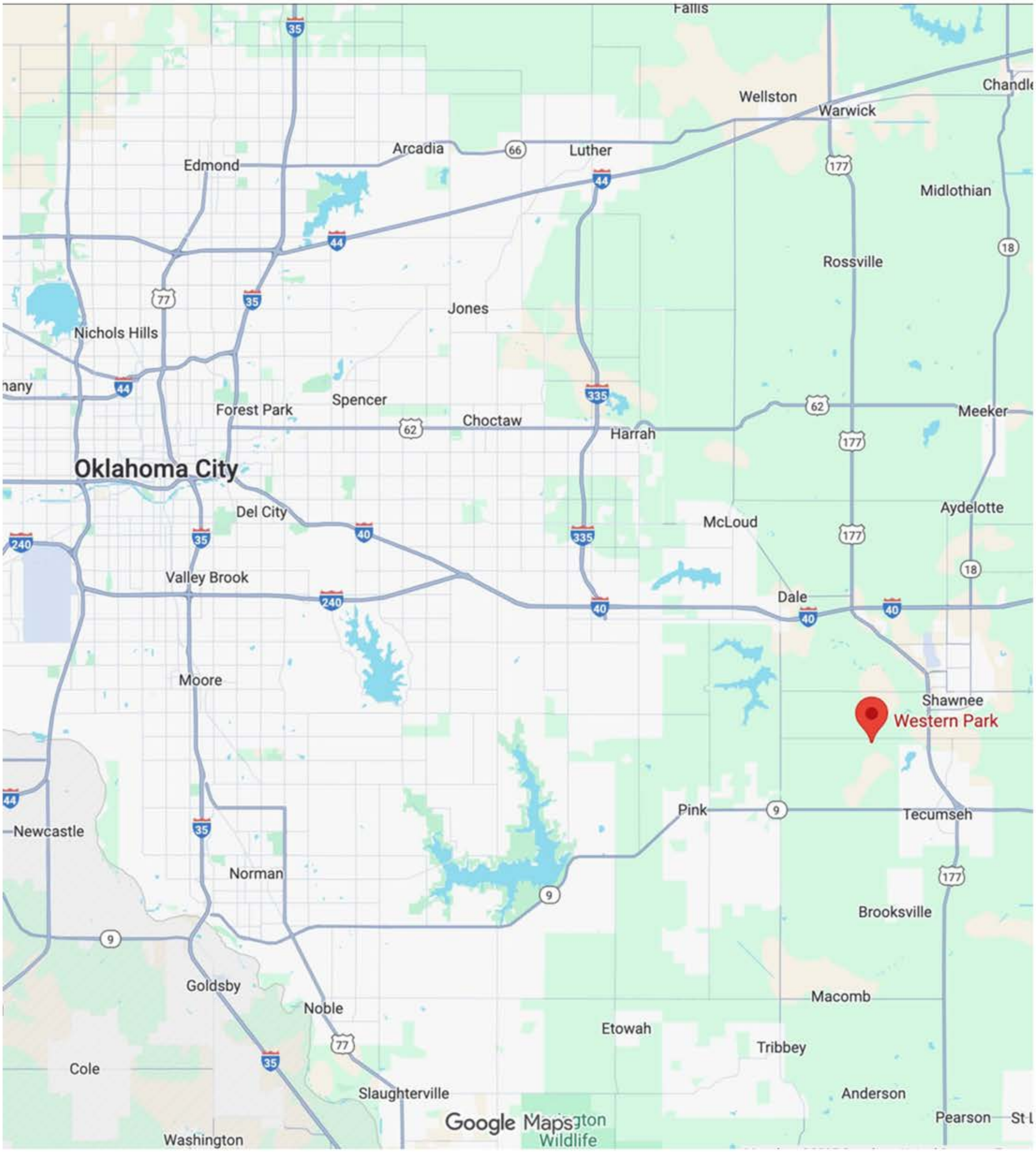
Sales Price...$2,850,000

Home Valuation.......................................$1,070,000

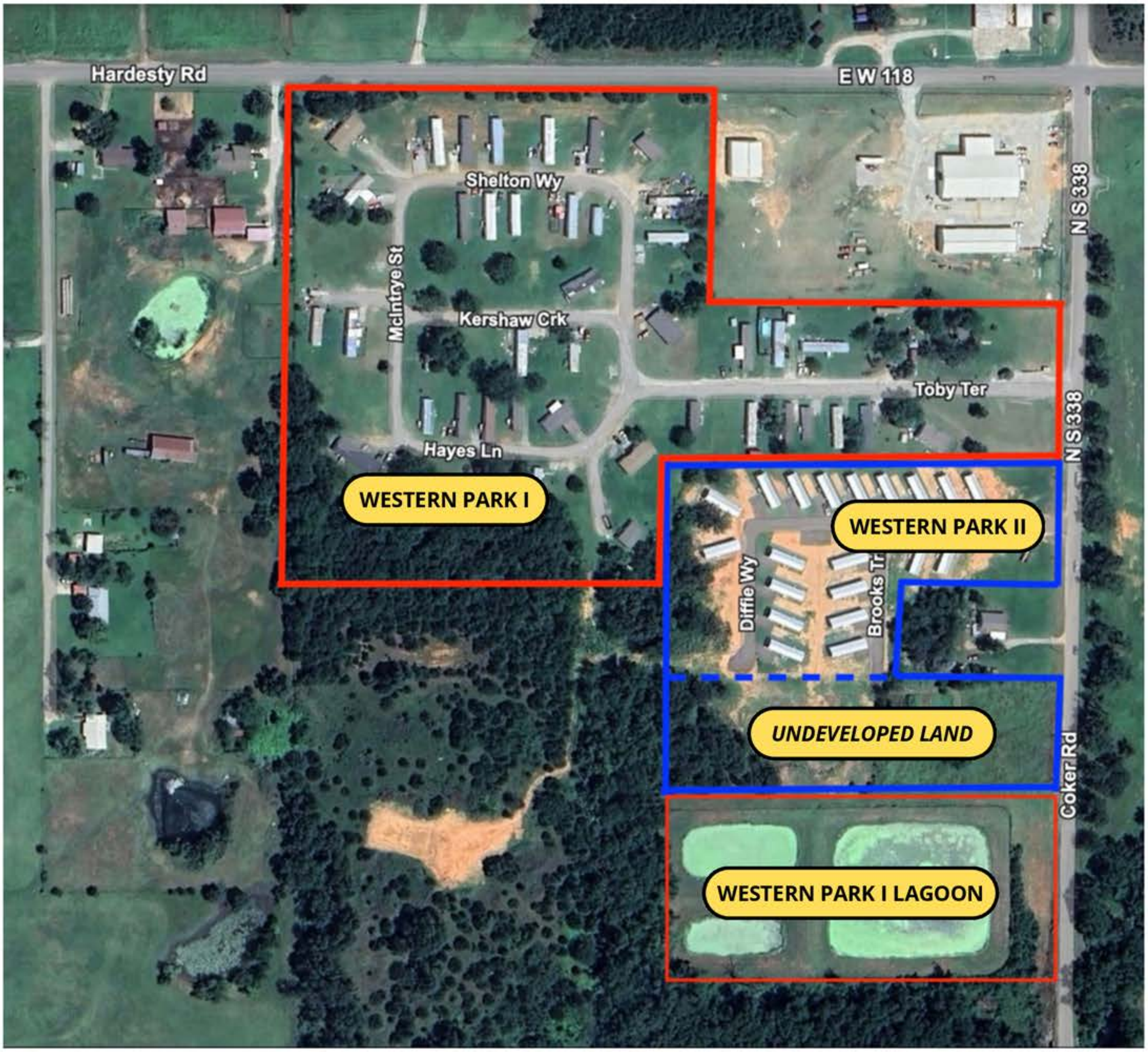
Price/Site...$48,305

Cap Rate..10.56%

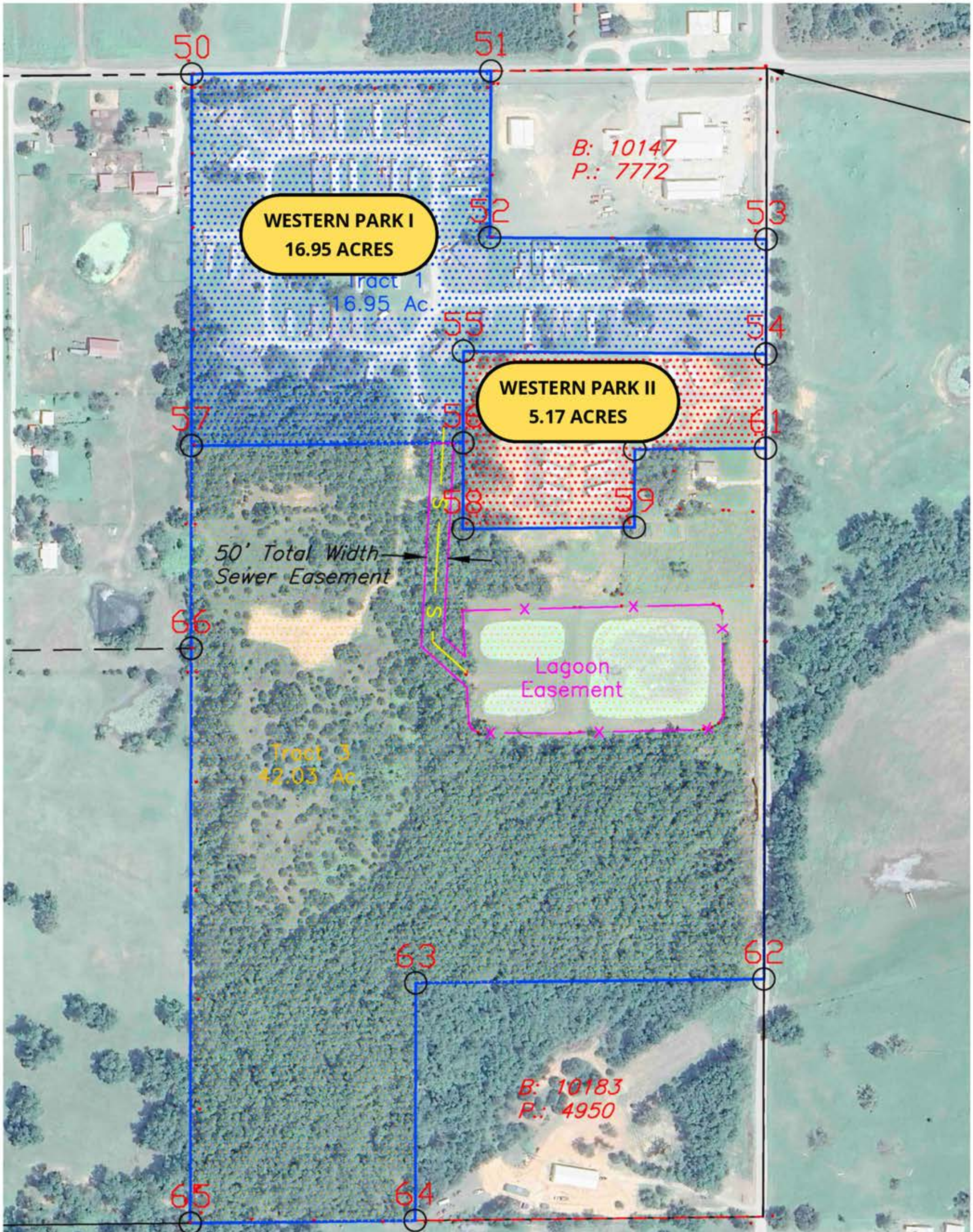
WESTERN PARK I & II - PROXIMITY TO OKLAHOMA CITY



WESTERN PARK I & II - AERIAL VIEW



WESTERN PARK I & II - SURVEY PLAT



WESTERN PARK I - PHOTOGRAPHY

WESTERN PARK I - PHOTOGRAPHY

KEITHwilsonCO.
MOBILE HOME PARK REAL ESTATE BROKERAGE
(405) 414-9803 | KwilsonCo@aol.com
10401 Pond Meadow Drive, Oklahoma City, OK 73151

FOR SALE

WESTERN PARK II
MANUFACTURED HOUSING COMMUNITY

18100 Coker Road
Bethel, OK 74801 (OKC)

20 Sites

ALL 2022 MHs

$1,450,000

10.07% Cap Rate / 95% Occupancy

Western Park II Aerial Drone Video
3 Park Portfolio Aerial Drone Video

WESTERN PARK II - GENERAL INFORMATION

Name:	Western Park II Manufactured Housing Community 18100 Coker Road Bethel, OK 74801
Location:	Bethel Acres is a small bedroom community of 3,300, in OKC MSA, 30 miles east of Oklahoma City (pop. 1,400,000), 3 miles west of Shawnee (pop. 32,000) and 7 miles NW of Tecumseh (pop. 7,000). Park is within 5 miles of 5 Casinos, 3 miles south of Interstate 40. Highly rated school district.
No. of sites:	20
Land area:	3.5 acres (undeveloped land to S. can be purchased for Western Park II).
Age:	2022
Streets:	Gravel
POHs:	The all MH park has newer 2022, 896', 2 bed/2 bath mobile homes. The local builder/developer owners purchased the painted shells and then installed interior framing, insulation, flooring, drywall/texture/paint, HVAC, kitchens, baths, septic and front porches. The quality of these homes is excellent. Sellers est. they have about $120K in each home. Cost of these homes is 1.6x the total purchase price.
Occupancy:	95% (1 vacant)
Utilities:	The sewer is by septics, 1-4 lots/septic. Water is rural. Water/sewer paid by the park and electricity paid by the tenant.
Home Values:	$2,400,000 (1.6x sales price)
Note:	This park is part of a 3 park portfolio with Opening Doors, Western Park I and Western Park II. May be purchased separately.

WESTERN PARK I & II - PROFORMA OPERATING STATEMENT

WESTERN PARK, LLC
Pro Forma Operating Statement (Unaudited)
For the five months ended May 31, 2025

INCOME	Jan-25	Feb-25	Mar-25	Apr-25	May-25	YTD Total
Rental Income - Park 1	31,452.83	32,447.65	34,890.05	35,502.34	33,263.91	**167,556.78**
Rental Income - Park 2	14,807.33	17,907.18	17,452.18	16,585.88	20,383.83	**87,136.40**
Rental Late Fee Income - Park 1	866.31	400.00	500.00	300.00	1,563.28	**3,629.59**
Rental Late Fee Income - Park 2	-	100.00	100.00	200.00	100.00	**500.00**
Other Rental Income - Park 1	5,304.16	4,603.86	5,404.42	4,610.86	6,742.16	**26,665.46**
Other Rental Income - Park 2	1,304.19	1,711.18	3,091.37	1,887.61	2,624.95	**10,619.30**
Other Income	704.00	1,408.00	93.75	704.00	704.00	**3,613.75**
TOTAL INCOME	**54,438.82**	**58,577.87**	**61,531.77**	**59,790.69**	**65,382.13**	**299,721.28**
EXPENSES						
Repairs & Maintenance Expense - Park 1	690.00	2,288.51	7,940.34	11,442.87	11,219.57	**33,581.29**
Repairs & Maintenance Expense - Park 2	900.00	2,364.25	437.36	3,136.64	1,200.00	**8,038.25**
Insurance Expense - Park 1	728.71	728.71	1,302.00	1,314.41	1,451.16	**5,524.99**
Insurance Expense - Park 2	2,541.91	2,486.26	2,737.20	2,846.09	2,727.53	**13,338.98**
Property Tax Expense - Park 1	969.96	969.96	969.96	969.96	969.96	**4,849.78**
Property Tax Expense - Park 2	978.60	978.60	978.60	978.60	978.60	**4,893.00**
Utilities Expense - Park 1	2,830.88	4,006.72	4,402.89	2,276.60	2,572.75	**16,089.84**
Utilities Expense - Park 2	1,799.49	1,774.60	1,615.72	975.73	1,005.47	**7,171.01**
Credit Loss Expense - Park 1	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	**5,000.00**
Credit Loss Expense - Park 2	166.67	166.67	166.67	166.67	166.67	**833.33**
Other Operating Expenses	3,336.32	0.09	212.36	204.79	161.82	**3,915.38**
TOTAL EXPENSES	**15,942.53**	**16,764.36**	**21,763.09**	**25,312.35**	**23,453.52**	**103,235.85**
PRO FORMA NET OPERATING INCOME	**38,496.29**	**41,813.51**	**39,768.68**	**34,478.34**	**41,928.61**	**196,485.43**
Interest Expense	13,188.04	11,504.83	12,641.30	13,383.63	13,355.94	**64,073.74**
Management Fee Expense - Park 1	1,501.22	1,489.72	1,086.17	1,355.97	1,444.37	**6,877.45**
Management Fee Expense - Park 2	710.52	623.30	550.15	729.10	715.50	**3,328.57**
NET INCOME	**23,096.51**	**28,195.66**	**25,491.06**	**19,009.64**	**26,412.80**	**122,205.67**

WESTERN PARK II NOI
5 Mo. Ending May 31, 2025

Accrual Basis Net Operating Income	$64,185.90
Less Management Fee Expense	3,328.57
Adjusted Accrual Basis NOI	$60,857.33
Mo. Avg. Adjusted Accrual Basis NOI	$12,171.47
Annualized Adjusted Accrual Basis NOI	$146,057.59
Sales Price	$1,450,000
Cap Rate	10.07%

WESTERN PARK I & II - 2024 INCOME STATEMENT

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
INCOME													
Rent	33,304.03	37,063.72	36,287.90	43,387.32	43,865.00	39,418.33	42,854.60	43,688.58	45,381.26	49,236.66	36,533.85	49,338.76	500,360.01
Prepaid Rent	1,841.11	-1,255.62	-624.76	258.53	-440.62	2,360.15	-2,028.94	-950.76	1,020.51	249.67	213.94	901.44	1,544.65
Purchase Contract	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	704.00	8,448.00
Tenant Water	3,823.51	3,520.50	3,751.24	3,058.82	4,654.07	3,437.34	2,958.66	4,202.43	3,498.01	3,579.09	3,317.45	2,972.90	42,774.02
Tenant Trash	1,373.30	1,479.72	1,659.46	1,534.26	2,374.56	1,743.20	1,600.48	1,779.68	1,778.98	1,832.07	1,527.93	1,803.06	20,486.70
Pet Fee	358.61	1,630.00	619.61	1,400.39	665.00	410.67	1,884.77	455.23	1,725.00	590.00	1,155.00	885.57	11,779.85
Tenant Electric	0.00	0.00	0.00	0.00	44.07	0.00	0.00	0.00	0.00	232.30	36.99	0.00	313.36
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	630.00	753.49	0.00	0.00	0.00	370.00	1,753.49
Deposit Forfeit	0.00	0.00	0.00	0.00	1,088.94	1,000.00	1,100.00	0.00	431.57	1,000.00	0.00	3,300.00	7,920.51
Miscellaneous Income	0.00	8.73	0.00	0.00	34.75	8.73	8.57	8.73	8.57	0.00	9.68	0.00	87.76
Late Fee	500.00	799.53	1,221.58	362.19	2,926.85	521.82	921.67	696.39	1,150.04	707.96	1,089.69	497.85	11,395.57
NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.00	39.00	0.00	0.00	78.00
TOTAL INCOME	**41,904.56**	**43,950.58**	**43,619.03**	**50,705.51**	**55,916.62**	**49,604.24**	**50,633.81**	**51,337.77**	**55,736.94**	**58,170.75**	**44,588.53**	**60,773.58**	**606,941.92**
EXPENSES													
RECOVERABLE EXPENSES													
Recoverable Postage	17.46	8.73	0.00	0.00	43.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.84
Recoverable Court Cost	0.00	0.00	0.00	0.00	108.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108.00
TOTAL RECOVERABLE EXPENSES	**17.46**	**8.73**	**0.00**	**0.00**	**151.65**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**177.84**
PROPERTY EXPENSES													
Repair	17,844.57	13,289.61	4,156.03	15,318.33	16,977.61	16,087.44	13,482.05	30,480.27	19,220.72	31,832.50	22,324.19	7,039.07	208,052.39
Repair – Make Ready	325.00	410.00	150.00	150.00	580.00	820.00	150.00	1,050.00	450.00	375.00	525.00	0.00	4,985.00
Insurance	667.75	3,017.31	318.27	2,411.00	-143.91	4,727.03	2,069.94	13,659.53	549.32	848.00	3,127.00	20,041.31	51,292.55
Property Tax	-187.80	0.00	-45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,502.00	22,269.20
Electricity	1,553.07	1,367.61	1,043.65	911.99	824.94	1,003.84	1,531.71	2,177.16	1,620.09	2,400.83	1,281.74	1,191.11	16,907.74
Gas	256.11	0.00	0.00	83.09	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.20
Water and Sewer	4,190.68	7,695.53	2,344.28	3,548.79	3,639.68	2,679.72	2,840.28	2,993.18	3,100.65	3,134.11	2,456.62	2,720.26	41,343.78
Trash Disposal	693.00	693.00	693.00	693.00	988.50	826.26	822.00	822.00	822.00	693.00	822.00	822.00	9,389.76
Administrative Expenses	0.00	0.00	0.00	26.19	0.00	0.00	45.89	19.36	0.00	9.68	9.68	9.68	120.48
Management Fees	1,407.97	1,440.15	1,529.50	1,500.17	1,816.34	1,924.21	1,748.44	1,815.69	1,785.71	1,999.90	2,072.93	1,549.70	20,590.71
TOTAL PROPERTY EXPENSES	**26,750.35**	**27,913.21**	**10,189.73**	**24,642.56**	**24,733.16**	**28,068.50**	**22,690.31**	**53,017.19**	**27,548.49**	**41,293.02**	**32,619.16**	**55,875.13**	**375,340.81**
TOTAL EXPENSES	**26,767.81**	**27,921.94**	**10,189.73**	**24,642.56**	**24,884.81**	**28,068.50**	**22,690.31**	**53,017.19**	**27,548.49**	**41,293.02**	**32,619.16**	**55,875.13**	**375,518.65**
NET INCOME	**15,136.75**	**16,028.64**	**33,429.30**	**26,062.95**	**31,031.81**	**21,535.74**	**27,943.50**	**-1,679.42**	**28,188.45**	**16,877.73**	**11,969.37**	**4,898.45**	**231,423.27**
TOTAL INCOME = $606,941.92													

WESTERN PARK II - RENT ROLL

Property	Total Units	Square Footage	Tenant Rent	Tenant per SqFt	Tenant Deposits	Other Deposit	Misc	Misc per Sqft	Average Market	Average Tenant Rent	Average Deposit	Balance
110 Autry Dr (1)	1	896.00	1,100.00	1.23	1,100.00	0.00	70.00	0.08	1,100.00	1,100.00	1,100.00	643.36
113 Autry Dr	1	896.00	1,100.00	1.23	1,100.00	0.00	70.00	0.08	1,100.00	1,100.00	1,100.00	0.00
114 Autry Dr (3)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
117 Autry Dr (4)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	-25.26
118 Autry Dr	1	896.00	975.00	1.09	1,100.00	0.00	35.00	0.04	1,100.00	975.00	1,100.00	0.00
122 Autry Dr (7)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
126 Autry Dr	1	896.00	1,100.00	1.23	1,100.00	0.00	140.00	0.16	1,100.00	1,100.00	1,100.00	0.00
130 Autry Dr	1	896.00	1,100.00	1.23	1,100.00	0.00	35.00	0.04	1,100.00	1,100.00	1,100.00	0.00
134 Autry Dr (13)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
138 Autry Dr	1	896.00	1,200.00	1.34	1,100.00	0.00	35.00	0.04	1,100.00	1,200.00	1,100.00	0.00
102 Brooks Trail (17)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
106 Brooks Trail	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
110 Brooks Trail	1	896.00	0.00	0.00	0.00	0.00	0.00	0.00	975.00	0.00	0.00	0.00
114 Brooks Trail	1	896.00	1,100.00	1.23	1,100.00	0.00	35.00	0.04	1,100.00	1,100.00	1,100.00	0.00
103 Diffie Way (6)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
107 Diffie Way (8)	1	896.00	975.00	1.09	975.00	0.00	70.00	0.08	975.00	975.00	975.00	0.00
111 Diffie Way	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	0.00
115 Diffie Way (12)	1	896.00	975.00	1.09	975.00	0.00	70.00	0.08	975.00	975.00	975.00	0.00
102 Diffie Way (25)	1	896.00	975.00	1.09	975.00	0.00	35.00	0.04	975.00	975.00	975.00	293.84
106 Diffie Way	1	896.00	1,100.00	1.23	1,100.00	0.00	35.00	0.04	1,100.00	1,100.00	1,100.00	0.00
Total	**20**	**17,920.00**	**19,500.00**	**1.09**	**19,525.00**	**0.00**	**910.00**	**0.05**	**1,025.00**	**1,026.32**	**1,027.63**	**911.94**

Summary Groups	# Of Units	Square Footage	Actual Rent		Security Deposit	Other Deposit	Misc		% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant	20	17,920.00	19,500.00		19,525.00	0.00	910.00		95.00	95.00	911.94
Future	1	896.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
Occupied Units	19	17,024.00	0.00		0.00	0.00	0.00		95.00	95.00	0.00
Total Vacant Units	1	896.00	0.00		0.00	0.00	0.00		5.00	5.00	0.00
Totals:	**20**	**17,920.00**	**19,500.00**		**19,525.00**	**0.00**	**910.00**		**100.00**	**100.00**	**911.94**

WESTERN PARK II - SALES INFORMATION

Sales Price……………………………………….$1,450,000

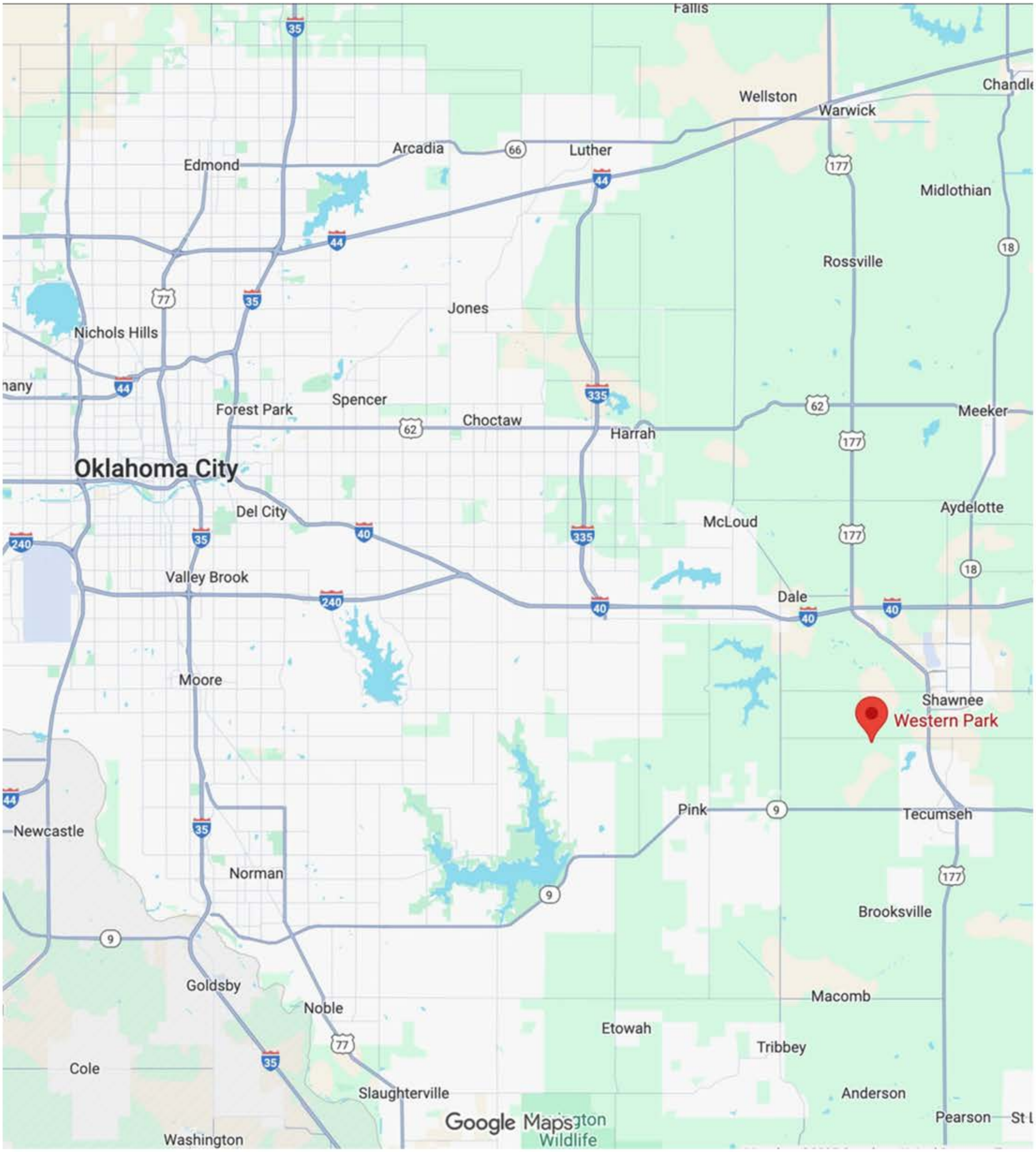
Home Valuation……………………………….$2,400,000

Price/Site………………………………………..$72,500

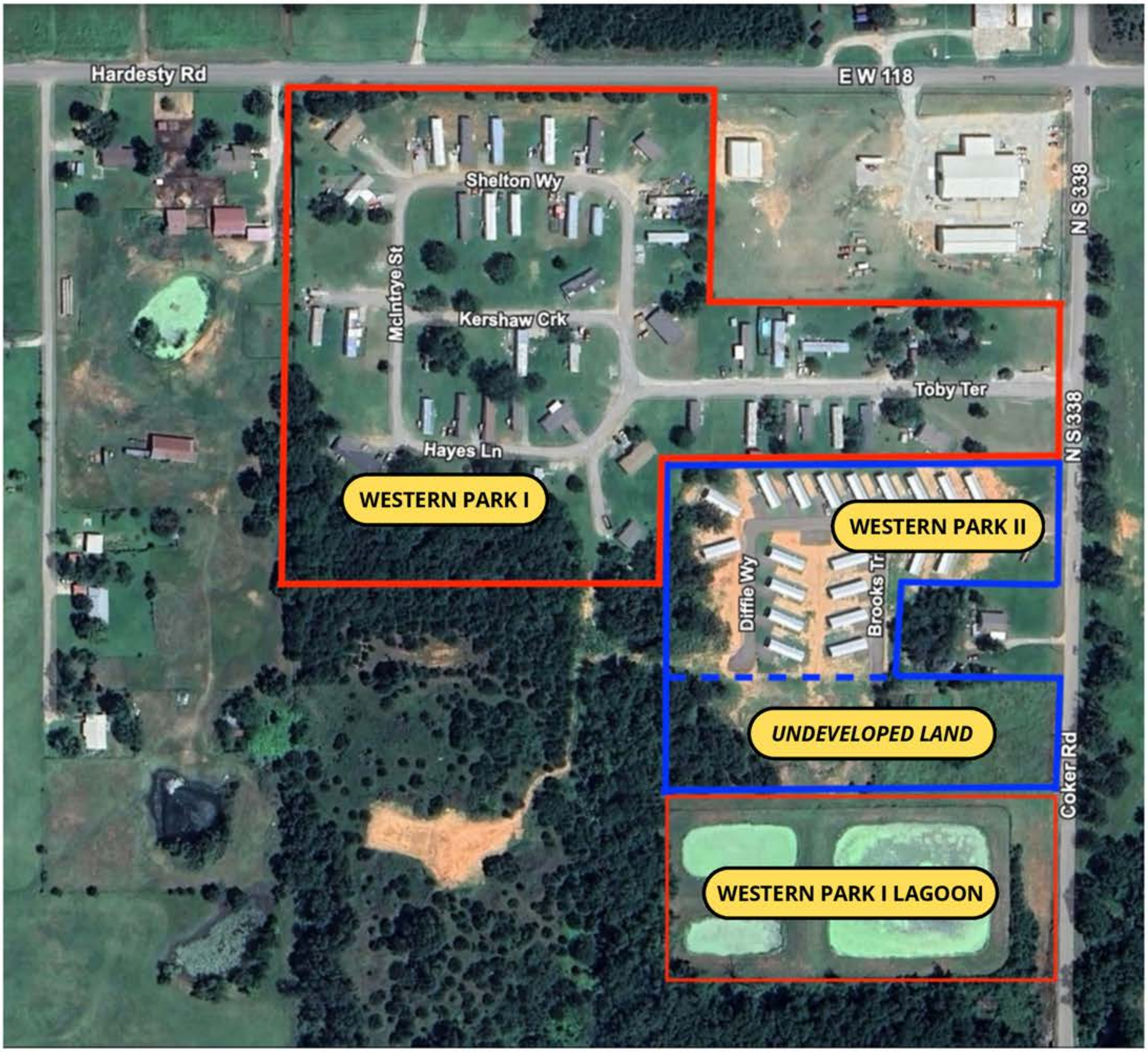
GRM (8/20/25 rent roll)……………………..6.19x

Cap Rate…………………………………………10.07%

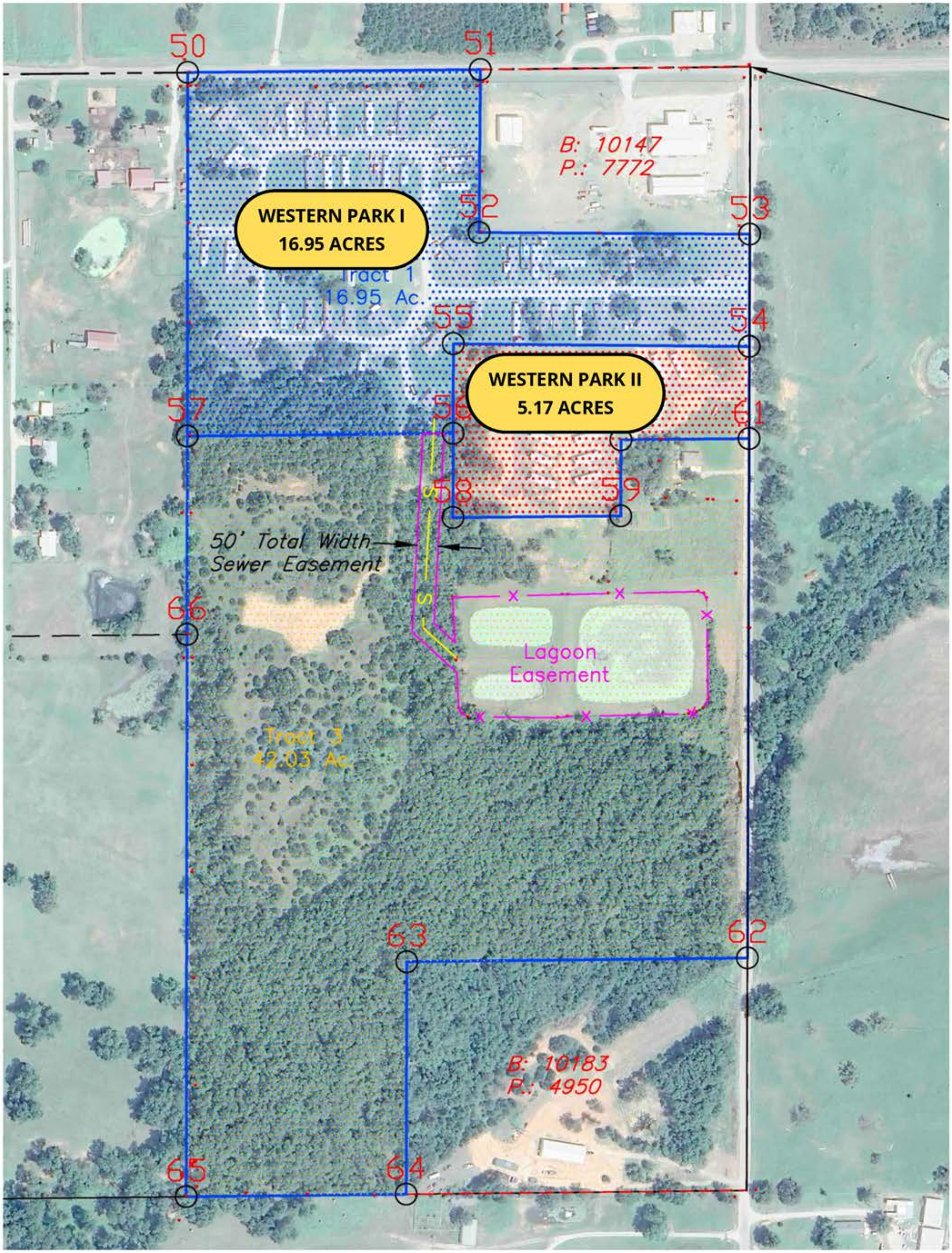
WESTERN PARK I & II - PROXIMITY TO OKLAHOMA CITY



WESTERN PARK I & II - AERIAL VIEW



WESTERN PARK I & II - SURVEY PLAT



WESTERN PARK II - PHOTOGRAPHY

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