

Income and Expenses 515 Sheridan Rd. Sheridan, OR					
14 manufactured Home Spaces - 13 Tenant Owned Homes					
	Per Space	Spaces	Monthly	Yearly	Cap Rate
Space Income	\$ 550.00	13	\$ 7,150.00	\$ 85,800.00	
Unit #4	\$ 1,360.00	1	\$ 1,360.00	\$ 16,320.00	
Vacancy	0%			\$ -	
Property Manager	7%		\$ 595.70	\$ 7,148.40	
Real Estate Taxes				5809	
Liability Insurance				629	
Landscape Maint				1092	
Total Expenses				\$ 14,678.40	
NOI				\$ 87,441.60	5.83% Cap Rate
NOI - If Self Managed				\$ 94,590.00	6.31% Cap Rate
These Expenses were provided by the owner and are not guaranteed					
Tenants pay utilities and this is presented as a self managed opportunity					