

P&L and Proforma for 2166 State Hwy 248, Branson, MO

P&L

Income		Expense	
Food truck rent	79200	utilities	15237
Billboard rent	2400	insurance	1800
RV Park	0	taxes	1709
Total	81600	Total	18746

Est. NOI	62854
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Proforma - assumptions - market rates, 70% occupancy on food truck lot, \$130k for RV rents

Income		Expense	
Food truck rent	132000	utilities	37602
Billboard rent	2400	insurance	1800
RV Park	130000	taxes	1709
Total	264400	Total	41111

Est. NOI	223289
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These numbers are based on data provided by the seller and by current market conditions. Proforma is not a guarantee of future performance. Seller's agent deems this information to be accurate but makes no guarantees. Buyers are advised to do their own due diligence with regards to current and future financial performance of the property. Seller is willing to provide documents to verify current performance as a part of buyer's due diligence with an accepted offer.