

	Black Creek Living
September '24	\$27,650.00
October '24	\$29,150.00
November '24	\$32,150.00
December '24	\$30,950.00
January '25	\$29,450.00
February '25	\$31,550.00
March '25	\$32,850.00
April '25	\$35,250.00
May '25	\$35,250.00
June '25	\$31,650.00
July '25	\$31,650.00
August '25	\$32,450.00
September '25	
Trailing 12 Annual Gross	\$380,000.00
When Rents Increase	Scattered throughout year

Insurance	\$17,874.00
Maintenance, Mgmt & Supplies	\$48,000.00
Property Taxes	\$1,753.40
MHP Taxes	\$19,325.00
Electric (Street Lights / Well)	\$1,620.00
Total Annualized Expenses	\$88,572.40
Annual NOI	\$291,427.60
Per Park	\$3,642,845.00
	8 CAP

	Black Creek Living
Occupied POH	24
Occupied Lot Rent Only	0
Vacant POH	0
Permitted Vacant Lots	9
Potential Vacant Lots	0
House	0
Total Units	33
Trash	Included in Taxes
Water	Well
Sewer	Septic
Electric	Direct Billed to Tenant
Acres	10.22
Utilities Available for Vac Lots	All need well and septic, drain fields and power, all grandfathered